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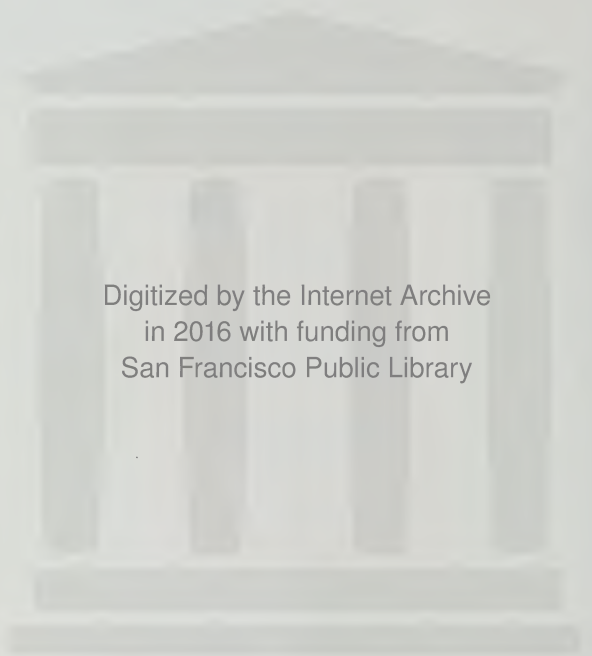
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MAIN



**INITIAL DRAFT OF
1995 CONSOLIDATED PLAN**

for the

City and County of San Francisco
November 1, 1994

Mayor's Office of Community Development
Mayor's Office of Housing
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D-REF 353.9794-INS

Initial draft of 1995 consolidated plan for 1994.

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Certifications

Attachment: Housing Development Action Plan for 1995

 List of San Francisco Housing Authority Developments

 SFHA Comprehensive Grant Program *Annual Statement for 1995*

1995 CONSOLIDATED PLAN

for the

City and County of San Francisco

November 1, 1994

REF 353.9794 C765i

Initial draft of 1995
consolidated plan for
1994.

I. INTRODUCTION

A. Consolidated Plan

On August 5, 1994, the Department of Housing and Urban Development (HUD) issued a proposed rule on the consolidation of applications for four HUD programs administered by its Community Planning and Development section. This rule would replace the current Comprehensive Housing Affordability Strategy (CHAS), the HOME program description, the Community Development Plan, the Community Development Block Grant (CDBG) Final Statement, the Emergency Shelter Grant (ESG) application, and the Housing Opportunities for Persons With AIDS (HOPWA) application with a single "Consolidated Plan" which would require all four programs to adopt a common program year and to designate a single lead agency to prepare and submit the Plan.

The intent of the Consolidated Plan rule is to:

- a) Promote citizen participation and the development of local priority needs and objectives by providing comprehensive information on the needs of the jurisdiction;
- b) Coordinate statutory requirements in such a manner as to minimize federal intrusion into local planning activities and to simplify the process of requesting and obtaining federal funds available on a formula basis;
- c) Promote the development of an action plan that provides a basis for assessing performance; and
- d) Encourage consultation with public and private agencies to identify shared needs and solutions to intrajurisdictional problems.

In San Francisco, responsibility for the four programs incorporated into the Consolidated Plan falls into three separate departments. The **Mayor's Office of Community Development (MOCD)** is charged with responsibility for administering the Community Development Block Grant and Emergency Shelter Grants Programs. The **Mayor's Office of Housing (MOH)** is responsible for preparing the Comprehensive Housing Affordability Strategy and for administering the HOME Program; and the **San Francisco Redevelopment Agency (SFRA)** is responsible for administering the Housing Opportunities for Persons With AIDS Program.

Instructions for preparing the Consolidated Plan were issued by the U.S. Department of Housing and Urban Development late in the Summer of 1994 - well after planning for San Francisco's Community Development Block Grant Program was underway. Given the short

Section I - Introduction and Background

timeframe available to prepare San Francisco's 1995 Consolidated Plan and to have it available for submission by December 15, 1994, the initial development and publication of each of the four programs which constitute the Consolidated Plan was done independently and separately by the department administering that program. The CDBG and ESG Programs were developed with input and assistance from the Citizens Committee on Community Development. The HOME Program Action Plan was developed with assistance from the CHAS Advisory Committee, and the HOPWA Program was developed with assistance from its Planning Council.

Initial public hearings on each of these four programs was conducted separately. The Mayor's Office will hold a public hearing on the "Consolidated Plan":

ON: Monday, November 14, 1994

**AT: 5:00 PM - 7:00 PM
St. Mary's Conference Center
Gough and Geary Streets**

This initial Consolidated Plan serves as an interim document designed to satisfy U.S. Department of Housing and Urban Development submission requirements. This Plan borrows extensively from the Comprehensive Housing Affordability Strategy (CHAS) for 1994 - 1998 prepared by the Mayor's Office of Housing with collaboration from the CHAS Advisory Committee; and from the Community Development Block Grant Program's 1995 Preliminary and Final Proposals which was prepared by the Mayor's Office of Community Development from priorities and objectives developed by the Citizens Committee on Community Development.

There is very little in this initial Plan which has not already been reviewed by one of the committees previously mentioned. New sections required by the Plan which were not previously part of the CHAS or CDBG Final Statement are not described in much detail in this initial Plan. There was insufficient time to develop and discuss these details. These sections will receive more attention in San Francisco's 1996 Consolidated Plan. Planning for the 1996 Consolidated Plan will begin March of 1995.

B. HUD Program Applications Included in Consolidated Plan

1. Community Development Block Grant Program

Title I of the Housing and Community Development Act of 1974 (Public Law 93-383) created the Community Development Block Grant (CDBG) Program. Reauthorized in 1990 as part of the Cranston-Gonzalez National Affordable Housing Act, local communities can use the

resources of the CDBG Program to develop flexible, locally designed community development strategies to address the program's primary objective, which is

"... development of viable urban communities, by providing decent housing and suitable living environment and expanding economic development opportunities principally for persons of low and moderate income."

The program is directed toward neighborhood revitalization, economic development, and the provision of improved community facilities and services. Communities develop their own programs and funding priorities, but are limited to activities that address one or more of the national objectives of the program. The national objectives include benefitting low- and moderate-income persons, aiding in the prevention or elimination of slums and blight, and meeting other urgent community development needs. The primary emphasis of San Francisco's program remains activities which directly benefit low- and moderate-income persons.

2. Emergency Shelter Grants Program

The Emergency Shelter Grants Program, part of the McKinney Homeless programs, is designed with four primary objectives: to improve the quality of existing emergency shelters for the homeless, to provide additional emergency shelters, to help meet the costs of operating emergency shelters, and to provide certain essential social services to homeless individuals. The program is also intended to help reduce the number of people from becoming homeless through the funding of preventive programs and activities.

3. HOME Investment Partnerships Program

The HOME Investment Partnerships Program, introduced in the Cranston-Gonzalez National Affordable Housing Act of 1990, provides funding which can be used for rehabilitation, new construction or acquisition of affordable housing for tenant-based rental assistance.

4. Housing Opportunities for Persons With AIDS

The Housing Opportunities for Persons With AIDS program allocates housing funds for jurisdictions with a high incidence of HIV/AIDS. These funds may be used to assist all forms of housing designed to prevent homelessness and to meet the housing needs of persons with HIV/AIDS, including lease/rental assistance, shared housing arrangements, apartments, single room occupancy (SRO) dwellings, and community residences. Supportive services as needed can also be included in the program.

C. COMMUNITY PROFILE

1. Background and Trends

San Francisco's limited land supply, coupled with a relatively healthy economy and high quality of life, have made the city one of the nation's most expensive and competitive housing markets. Despite a fixed land supply which was almost completely developed by 1960, the city has continued to grow in population and add to its housing stock. Neighborhoods have become more dense, areas which were previously industrial have been infused with residential development, and older single family residential areas have been redeveloped with new higher density housing.

As California and the Bay Area have lagged behind in recovering from the economic recession of recent years, lower income San Franciscans have been particularly hard hit by job losses and high unemployment since 1990. San Francisco lost 30,000 jobs from 1990 to 1992. Although there have been increases in relatively low-paying retail and hotel/restaurant jobs, relatively higher paying manufacturing, finance, communications and utilities jobs have moved to outlying areas.

The City's population grew larger, older and more diverse during the 1980's. Although characterized by a relatively high percentage of elderly residents and low overall percentage of children compared to neighboring cities, the average household size grew significantly. Continued immigration by Asian/Pacific Islander and Hispanic families increased the number of households with children under 18 years of age, adding to the already underserved demand for multiple bedroom housing units affordable to lower income families.

As a result of economic, physical, and social conditions, many San Franciscans have become accustomed to overcrowding, indefinite deferral of homeownership, payment of unusually large portions of their incomes for rent, and living in substandard dwelling units. The 1990 Census found that over 99,000 households with incomes less than 95% of the area median in 1990 either paid too much of their income for housing or lived in substandard or overcrowded housing by federal standards. Almost 35,000 very low and low income renter households were severely overpaying, or paying over half of their income for rent.

The age, location and physical characteristics of the City's housing stock combine to create a relatively high need for rehabilitation compared to other urban areas. Over half of the City's housing was built over 50 years ago, and requires significant rehabilitation to maintain its habitability. Over three quarters of the City's housing units contain lead based paint which create lead-poisoning hazards. In addition, San Francisco's geographic location makes its housing particularly vulnerable to damage as a result of seismic activity. With more than 21,000 housing units in unreinforced masonry buildings, a significant portion of San Francisco's housing needs seismic upgrading to protect the lives of its inhabitants in the event

of a major earthquake.

Some 15,600 new housing units were built in San Francisco during the 1980's. While these gains were significant, they were still not sufficient to meet demand. Furthermore, most of these new units were either too small or too costly (or both) to meet the demand for housing affordable to most low income households.

The greatest gaps between supply and demand have been in the production of housing for low and very low income households, particularly larger sized households and persons who need supportive housing such as mentally disabled people, persons with AIDS, frail elderly persons, and people trying to overcome alcohol or drug-addiction.

An increasing number of the city's households cannot afford even the most basic form of shelter. The inventory of facilities and supportive services for the homeless has been unable to keep pace with the increase in demand. Like other cities around the country, San Francisco faces the challenge of providing increased shelter and social services with vastly diminished financial resources.

2. San Francisco's Demography

a. Population and Household Trends

After three decades of decline, the population of San Francisco increased substantially during the 1980's. Between 1980 and 1990, the city's population grew 6.6%, from 678,974 to 723,959. The greatest population growth in the 1980's occurred in the South Bayshore District, followed by the Mission, South Central, South of Market, Downtown and Outer Sunset Districts. The Marina decreased in population as a result of the 1989 Loma Prieta earthquake.

Since the 1990 Census was conducted, the State Department of Finance (DOF) estimates that population has increased another 4,000 to 728,000 as of January 1, 1992. The Association of Bay Area Governments (ABAG) projects that the City's population will climb by about 43,300 people between 1990 and 1995. By the year 2000, the city's population is projected to reach 784,000, (an additional 60,440 people, surpassing the 1950 peak historical population of 776,000 (ABAG Draft Projections '94). If the ABAG projections prove to be true, the City's population will grow even faster in the Nineties than it did in the Eighties.

The number of San Francisco households increased at a slower rate (2%) than population growth (6.6%) during the 1980's. While the city gained 44,985 residents, the number of households grew by only 6,117, resulting in a increase in the average number of persons per household from 2.18 to 2.29 during the decade. This is still considerably smaller than the statewide average of 2.8 persons per household in 1990. The City's relatively small average

household size is the result of the relatively small number of families with children, the relatively high number of single person households, and the relatively large number of aging elderly that reside in San Francisco.

San Francisco has traditionally had a low proportion of family households¹ and a high proportion of single and unrelated households, compared to the Bay Area as a whole. The percentage of family households did not change significantly in the past decade, accounting for about 47% of all households in 1990, just as they did in 1980. (This compares to 65% in the Bay Area as a whole.) However, these households did grow significantly in average size, reflecting in part, the increase in families in racial and ethnic groups that tend to have more children or extended family members living together.

The number of households with children in San Francisco declined slightly during the 1980's (a net change of less than 1%). But the number of single parent households declined dramatically, by 1,910 households, an 11% decrease from 1980 to 1990.

The fastest growing household type in San Francisco was the non-family household of two or more unrelated persons. These households include non-traditional households, non-married couples, and people forced to double-up in order to reduce rent costs. These households grew by 9,911 persons, an increase of 29.4% from 1980, and now account for 14.2% of all households.

b. Changes in the Age of the Population

San Francisco is an "older" City, with a relatively small population of children. Only 16.1% of residents (116,783) are aged 17 or under, compared to 23% for the Bay Area. Although the number of children under 10 grew by 11% in the City during the 1980's a decrease in the 10 to 17 year age group meant that the total youth population stayed virtually the same.

San Francisco's largest population gains were in the 30-49 year age group, reflective of the aging of the "baby boomers". However, the increase in this population was less than normal demographic trends would indicate, perhaps due to significant outmigration of family households headed by members of this age group to nearby Bay Area counties (R.E. Annual Report, 1992). The City continued to have a relatively large elderly population. About 19% of its population is over 60 years of age, compared to a Bay Area average of 14%.

During the early 1990s, ABAG projects the greatest gains will be in the 45-64 age groups. The number of children in the 10-19 age group will also increase. The greatest decreases are expected to continue to be in the 25-34 age group, and slight decreases are expected in the

¹ Two or more persons who are related by blood, marriage or adoption.

numbers of young children as the birth rate falls. The elderly population is projected to decline through 1995, but should increase during the late 1990s and 2000s as the 55-64 age group reaches retirement age. (ABAG, Projections '92)

c. Poverty

About 13% of all San Francisco households (over 90,000 people) were living in poverty² in 1990.

While the Census standard for assessment of poverty has limited value as a standard of economic distress, it does have some usefulness for the purpose of comparing the economic status of different populations. For example, while whites make up 47% of the total population, they make up only 39% of the population below poverty level. On the other hand, all other racial and ethnic groups' proportions of the population living in poverty either equal or exceed their share of the population as a whole.

Table 1: Poverty by Race/Ethnicity, 1990

	White/ Caucasian	African American	Native American	Asian/Pac. Islander	Other Ethnicity	Hispanic ³ Origin	Total Citywide
Total Number	337,118	76,343	2,635	205,686	1,460	100,717	723,959
% of Total Population	47%	11%	1%	28%	0%	14%	100%
% of Poverty Population	39%	22%	1%	29%	9%	17%	100%

Source: Census 1990

d. Racial/Ethnic Group Trends

² The U.S. Census poverty level is based on an estimate of the income necessary to maintain a minimum standard of living established twenty-nine years ago, adjusted annually by the Consumer Price Index, but not adjusted for state, regional, or local variations. In 1990, the poverty level was \$6,310 for a single person and \$12,674 for a family of four.

³ Numbers of members in total population for each listed ethnic group include only non-Hispanic members. However, census data included persons of Hispanic origin in other racial/ethnic categories for purposes of determining income levels. Percentages of poverty population therefore are based on slightly different numbers which include Hispanic origin persons in each of the other listed racial and ethnic groups.

Section I - Introduction and Background

San Francisco is a racially and ethnically diverse city that became even more diverse during the 1980's. In, 1990, Whites no longer comprised a majority of the population when Hispanics are counted separately. Non-Hispanic Caucasians account for 46.8% of the population, non-Hispanic Asian/Pacific Islanders for 28.7%, Hispanics 13.9%, non-Hispanic African-Americans 10.6%, non-Hispanic "other races" 0.2%, and non-Hispanic American Indians, Eskimo, and Aleuts 0.4% of the population in 1990.

Population growth in the 1980's varied substantially among the different ethnic and minority groups. The following racial/ethnic groups increased in the number and percentage of the City's population between 1980 and 1990:

Increases in Percentage of Population:

Asian & Pacific Islanders	41.4%
Hispanics (when counted separately from other racial/ethnic groups)	14.8%
Other racial/ethnic groups	11.9%

Other racial & ethnic groups declined:

Decreases in Percentage of Population:

White/Caucasians	3.4%
Native Americans, Eskimos, & Aleuts	5.9%
African Americans	8.4%

Household characteristics also varied substantially among the different ethnic and minority groups.

Family Households: 36% of Caucasian households are families.

Compared to 72% of Asian/Pacific Islander households,
64% of Hispanic households,
57% of African American households,
42% of Native American, Eskimo and Aleut households.

Single Parent Households: 17% of African American households,
12% of Native American, Eskimo and Aleut households,
11% of Hispanic households are single parent families.

Compared to 5% of Asian/Pacific Islander households,
3% of Caucasian households.

Growth in Household size: Asian households grew from 3.2 to 3.3 persons per household;
Hispanic households grew from 3.0 to 3.25 per household.

Compared to African American and Caucasian households which remained constant at 2.6 and 1.9 respectively.

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Very Low Income Households: 25% of Caucasian households are very low income⁴.

Compared to 50% of African American households,
44% of Native American households,
39% of Hispanic households,
36% of Asian/Pacific Islander households.

e. Racial/Ethnic Group Concentrations

Although racial and ethnic groups are distributed throughout the City, certain neighborhoods have higher than average concentrations. African Americans and Hispanics are the most highly concentrated groups, with Asian/Pacific Islanders somewhat more geographically diversified.

There are 26 census tracts (out of 152) in which the percentage of African Americans is high enough to qualify the area as an Area of Racial or Ethnic Group Concentration⁵. These areas are in the Western Addition/Hayes Valley, Oceanview/Ingleside, Bayview/Hunter's Point, Visitacion Valley, and in industrial areas on the eastern edge of the city. Conversely, 85 of the City's 152 census tracts show percentages of African American inhabitants less than half the citywide average, including large portions of the Marina, the Inner and Outer Sunset Districts, and the Richmond District.

The Hispanic population is also highly concentrated, with 19 census tracts qualify as Areas of Racial/Ethnic Group Concentration. These areas are contiguous and follow the Mission Street corridor. The neighborhoods include the Inner and Outer Mission districts, Bernal Heights, and the Excelsior.

The Asian/Pacific Islander population is more geographically diverse, with only ten Areas of Racial/Ethnic Group Concentration (located downtown, in and around Chinatown and in Hunter's Point) and fewer areas below the citywide average. This wider dispersal is due in part to the many different ethnicities that make up the Asian/pacific Islander population, and their own areas of concentration. The Chinese population is concentrated in Chinatown and in the Richmond and Sunset Districts. Vietnamese people are concentrated in the North of Market area whereas the Filipino population is predominant in the Excelsior District and other neighborhoods in the south central part of the City.

Because the Native American population comprises such a small percentage of the city population (0.4%), this group is not considered to have any Areas of Racial/Ethnic Group

⁴ Income at or below 50% of the Area Median Income.

⁵ The term "Area of Racial/Ethnic Group Concentration" is used here to refer to one or more census tracts where the percentage of any single racial or ethnic group is more than twice the citywide percentage for that group.

Concentration. Areas with the highest Native American populations are the Tenderloin, Potrero, and Mission Districts.

The White population is the most geographically diverse in the city, and over-represented in many of the highest housing cost areas of the city, including the Marina, Pacific Heights, North Beach, and the central areas of the city. Because the citywide average white population is almost half of the total population, there is no one census tract meeting the definition of an Area of Racial/Ethnic Group Concentration. The Marina District, whose nine census tracts average 85.5% white, is the area with the highest concentration of Whites.

While all low income families face affordability problems in San Francisco, low-income minority families are particularly vulnerable due to racial or ethnic discrimination and the tendency for minority households to have larger household sizes. Absent policies to preserve existing housing affordability and to provide new non-discriminatory housing opportunities, minority populations will be forced to accept either more costly and inferior housing conditions elsewhere in the city, or to move out of the city completely.

f. Income Group Trends

San Francisco's Median Household Income increased from \$15,867 to \$33,414 from 1980 to 1990, a 110.6% increase when adjusted for inflation. In contrast, family incomes increased only 7.1% when adjusted for inflation over the same period.

Median household incomes in San Francisco tend to be lower than those in the region due to the large concentration of single (one wage-earner) households, and the higher number of low income households in the city compared to the suburban counties.

g. Areas of Very Low Income Concentration⁶

In 1990, more than one quarter (25.6%) of all households in San Francisco had very low incomes, or incomes below 50% of the Citywide median income. These households tended to be concentrated in certain areas of the City.

There are 27 census tracts that qualified as Areas of Very Low Income Concentration in 1990, located primarily in the Downtown, Chinatown-North Beach, South of Market and Southeastern areas of the City. There are another 24 census tracts surrounding these neighborhoods and located in the Mission, Western Addition, and Bayview neighborhoods in which the percentage of very low income households is between 25% and 35%.

⁶For purposes of this document, Areas of Low Income Concentration are defined as census tracts in which more than 35% of the households have incomes below 50% of the Citywide median income.

The Areas of Very Low Income Concentration coincide most frequently with African American (8 areas) and Asian/Pacific Islander (7 areas) Areas of Racial/Ethnic Group Concentrations. Only 3 Hispanic Areas of Racial/Ethnic Group Concentration coincide with Areas of Very Low Income Concentrations. However, an additional 11 areas of African-American, 5 Hispanic Areas, and 1 Asian/Pacific Islander Areas of Racial/Ethnic Group concentration have average percentages of very low income households above the citywide percentage.

Besides discrimination experienced by non-white racial and ethnic minority populations, very low income households face housing discrimination based on their household type or income source. Singles or married couples may receive preferential treatment in obtaining rental housing, compared to families with children, single parent households, or households of unrelated adults. Rental property owners may also discriminate based on income source, such as public assistance, or disability. The housing choice for families can be limited by landlords who attempt to use overly restrictive occupancy standards, even though the City has adopted standards to prevent this problem.

Table 2 lists the 26 census tracts with high concentrations of Very Low Income households.

Table 2: Areas of Very Low Income Concentration by City Planning Area, 1990

<u>Census Tracts where 35% or More of Planning Area</u>	<u>Households are Very Low Income</u>
Northeast	7
Downtown	7
Western Addition	4
Mission	3
South of Market	3
South Bayshore	2
South Central	1

f. Changes in Employment

San Francisco is a regional employment center, with more jobs than residents in the work force. The number of jobs in the City increased by approximately 5.4% between 1980 and 1990 (ABAG Projections '94) to a total of 582,015 jobs. However, the 1993 Commerce and Industry Inventory (San Francisco Department of City Planning, 1993) reports that San Francisco has been harder hit by the recession than the Bay Area as a whole. While employment in the Bay Area increased at an average annual rate of 5.7% during the 1970s and 1980s, this trend reversed between 1990-1992 with a 2.4% decline in employment (a net loss of 70,000 jobs). San Francisco experienced an even more severe rate of decline, with an employment loss of 5.2% (30,000 jobs) from 1990 to 1992.

During the 1980s, the city's biggest job gains were in the business and professional services, retail, and hotel sectors. More than 17,000 business and professional service jobs were added between 1985 and 1990. Some 6,700 jobs were added in the retail and hotel sectors during the same period. The biggest job losses have been in finance, communications, and utilities. These sectors lost more than 11,000 jobs between 1985 and 1990, primarily due to the relocation of back office functions to suburban locations. Such relocation has occurred as a result of the lower costs of space, the ease of expansion, and the desire to be close to a larger, more affordable housing supply (Residence Element, 1990).

The 1993 Commerce and Industry Inventory reports the highest employment growth from 1976 to 1992 in cultural and institutional activities, which include health, educational, and social services, entertainment and the arts, which grew by 103%. In contrast, wholesale employment declined by 35% during the same period. Office and retail jobs have also declined during the recession.

ABAG projects that the employment growth rate will be half that of the 1990's, at 2.3%, with about 13,400 new jobs to be added from 1990 to 2000 (ABAG, Draft Projections '94). Most of the new jobs are expected to be in the professional, services, transportation, construction, and retail sectors.

The 1993 Commerce & Industry Inventory reports that over 260,000 San Francisco employees, or 46% of the work force, commute from outside San Francisco. This number is expected to grow to 280,000 persons by 1995 (Residence Element). In contrast, only 20% of San Francisco's employed residents commute out of the city. This is partially due to the limited housing opportunities and high housing costs associated with life in the City.

ABAG reports that the real growth-in-income has stagnated in the Bay Area. The decline in average real wage growth since 1988 has been exacerbated by the economic recession. Workers earn less in terms of purchasing power than in 1972. The 1993 Commerce and Industry Study reports that wages in San Francisco when adjusted for inflation, have declined since 1987 and that the disparity between the highest and lowest average wage per industry has doubled.

II. HOUSING AND COMMUNITY DEVELOPMENT NEEDS

A. Market Conditions

1. General Characteristics of the Housing Stock

San Francisco is the second most dense large city in the United States after New York. There were 332,638 housing units in San Francisco's 49 square miles as of December 31, 1992. Approximately one-third (31.6%) were single family homes, one-third (34.9%) were in 2-9 unit buildings and one-third (33.4%) were in high-density buildings of 10 units or more (Draft DCP Housing Information Series, 1993). This is similar to the distribution in 1980, when 34.0% of all dwellings were single family homes, 33.3% were units in 2-9 unit buildings, and 32.6% were in 10 or more unit buildings.

As shown in Table 3 below, an unusually large proportion, 65.5%, of the housing stock (200,087 units) was renter-occupied, and only 34.5% (105,497 units) owner-occupied in 1990. This represents a slight increase in the percentage of owner-occupied units, which made up 33% of the housing stock in 1980. This can be attributed to the construction of condominium developments and owner-occupied 2-4 unit flats during the 1980s (Residence Element Annual Evaluation Report, 1992).

Table 3: Units by number of Bedrooms and Tenure, 1990

<u>Size of Unit</u>	<u>Total</u>	<u>% of Total</u>	<u>% of Rental</u>	<u>Total</u>	<u>Owner Occupied</u>	<u>% of Total</u>
Studio	49,178	15.0	42,452	13.9	1,292	0.4
1 bdrm	94,522	28.8	77,931	25.5	9,568	3.1
2 bdrm	102,964	31.3	55,049	18.0	41,293	13.5
3 bdrm	59,387	18.1	19,555	6.4	36,971	12.1
4 or more	22,420	6.8	5,083	1.7	16,390	5.4
TOTAL	328,471	100.0	200,070	65.5	105,514	34.5

Source: U.S. Census, 1990.

NOTE: Figures for "Rental" and "Owner-Occupied" units do not include 22,887 vacant units.

Dwelling units in San Francisco are generally small. In 1990, only 24.9% of the units had more than two bedrooms, while only 6.8% had four or more bedrooms (Census, 1990.) Forty-four percent of the total units in 1990 were studios or one bedrooms, totalling 143,700 units. Another 102,964 units, or 31.3% of the total housing stock in 1990 were two bedroom units.

The shortage of large-sized units (with 3 or more bedrooms) is particularly acute for renters. Of the 81,807 units with three or more bedrooms, only 30.1% were renter occupied (24,638 units). More than 60 percent of the City's renter households lived in studio or one-bedroom units.

In 1992, the city's housing stock included 19,899 residential hotel units in 523 buildings. Of these, 1,831 units in 36 buildings were managed by non-profit organizations. Residential hotel units have been considered an important component of the City's permanent housing supply because of their affordability for the large percentage of single person households in the City. Owners of these hotels have been denied permission to demolish them or convert them to transient housing by the City's Residential Hotel Ordinance. Since adoption of the ordinance, loss of residential hotel units due to these causes decreased from 4,883 in 1975-1981 to 888 in 1981-1992. More than half of the units lost since 1981 were demolished after the 1989 Loma Prieta earthquake.

The gap between market rents and affordable rents is more acute for larger family households, as the addition of dependents reduces the ability to pay (due to the added costs of dependent care) at the same time that larger and more expensive living quarters are required. The ability to meet housing costs becomes particularly difficult for single parents with dependent children, persons who are unemployed or unable to work, and those with high health care costs.

In 1990, single persons on General Assistance could only afford a rent of about \$103 per month, including utilities¹, a rent level virtually non-existent in a non-assisted housing unit. Single persons on SSI could afford at most a rent of \$186 a month and a single person working full-time at a minimum wage could only afford to pay \$221 a month for rent. A family of three receiving public assistance through the Aid to Families with Dependent Children could only afford \$182 per month in rent. The "affordability gap" for such a family living in a market rate studio or 1 bedroom apartment would be \$481 or 264%.

Table 4 below illustrates the differences in affordability between the various neighborhoods of the City.

The Northeast Area (Chinatown, North Beach, Russian Hill, Nob Hill, Telegraph Hill, Polk Gulch) and Marina District (Marina, Pacific Heights, Cow Hollow) contain the City's most expensive rental housing stock.

The City's most affordable housing is located in the South Bayshore (Bayview, Hunters Point) and South Central (Excelsior, Visitacion Valley) Districts.

¹ Based on assumption that housing is "affordable" if its cost does not exceed 30% of a household's gross income.

Table 4: Rental Affordability By District

	Market Rate Rents for 2-bdrm apt.	Affordability Gap		Percent Over Rents Affordable by	
		Very Low / Low (\$495/mo)	(\$680/mo)	Very Low	Low
1. Northeast	1,450	955	770	192%	113%
2. Marina	1,205	710	525	143%	77%
3. Richmond	1,052	557	372	112%	54%
4. Central	989	494	300	99%	44%
5. Buena Vista	960	465	280	93%	41%
6. Inner Sunset	950	455	270	91%	39%
7. Downtown	860	355	180	73%	26%
8. Outer Sunset	850	355	170	71%	25%
9. South of Market	847	352	167	71%	24%
10. Western Add'n	831	336	151	67%	22%
11. Bernal Heights	814	319	134	64%	19%
12. Ingleside	800	305	120	61%	17%
13. Mission	798	303	180	61%	17%
14. South Central	766	271	86	54%	12%
15. South Bayshore	741	246	61	29%	8%
Citywide Average	\$928	\$433	\$251	87%	37%

Source: 1990 Residence Element

2. Homeownership Affordability

The prohibitively high cost of homeownership in San Francisco may force would-be homebuyers into the rental market (or into the suburbs) during the 1990's. Average home prices in the city rose almost twice as fast as average rents during the 1980's and nearly three times as fast as the overall cost of living in San Francisco. From 1980 to 1990:

San Francisco Cost of Living index increased: 64%

Average Rent for 2 Bedroom Unit increased: 110%

Average single family home prices rose: 186%

(Bay Area Council and Census, 1990)

It is estimated that only 9.3% of San Francisco households can afford the price of the average San Francisco single family home. (National Association of Homebuilders, 1993).

An income of \$70,000 to \$77,000 is needed to be able to afford the median priced single family home or condominium in San Francisco, with a fixed rate mortgage and a 10% down payment. This would require upfront costs of approximately \$30,000 to \$40,000 to cover a 10% down payment and average closing costs. With a larger down payment or higher initial

financing fees or an adjustable rate mortgage, the income required to support a mortgage could be substantially lower. However, for first-time homebuyers, without equity available from an existing home or savings to cover larger down payments or higher closing costs, a higher income would be required to qualify for a mortgage.

3. Structural Condition

There is limited current data available on the condition of the housing stock in San Francisco. According to the 1990 Residence Element, an estimated 93,000 units in San Francisco--some 28 percent of the housing stock--had rehabilitation needs which needed to be addressed. The U.S. Census provides the following limited data on substandard housing conditions in 1990:

o	10,008	units had no kitchen;
o	4,619	units lacked complete plumbing;
o	17,350	units did not have gas or electric heating;
o	4,957	units had no heating source at all;
o	2,848	units were not connected to the City's sewer system; and
o	42	units did not have running water.

Unfortunately, many of these units may have more than one of the above conditions and aggregated information is not available.

According to the San Francisco Bureau of Building Inspection, most serious rehabilitation needs are likely to be found in one and two unit structures, rather than in larger multi-unit structures. Duplex units occupied by low income households account for the majority of rehabilitation needs. An exception to this trend may be seen the high level of rehabilitation need evident in many lower income residential hotels (Residence Element, 1990).

The City's 1988 Housing Assistance Plan (HAP) indicated that some 6,000 owner-occupied units and 34,000 renter-occupied units were substandard². The HAP also indicated that 20,500 of the substandard rental units in the city were "suitable for rehabilitation". Restoration, remodeling, and maintenance is an on-going activity throughout the City. In 1988 the Department of City Planning processed about 5,400 alteration permits, the majority of which were for residential improvements. The level of renovation activity has increased to 10,853 units in 1991 and 8,743 in 1992. (DCP Draft Housing Information Series).

Over 1,600 residential buildings containing 14,800 units were affected by the October, 1989

² Any dwelling unit, guest room or suite of rooms, or premises on which they are located in which there exists any of the conditions enumerated in Chapter 10 the San Francisco Housing Code to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof is considered Substandard. (SFUC) Units are "suitable for rehabilitation" if corrective work is both structurally and financially feasible.

earthquake. Of these buildings, about 1,500 units had severe structural damage. Some were demolished and others became unsafe for occupancy. Another 3,600 units in 430 buildings sustained lesser structural damage, requiring lower repair costs (Residence Element, 1990). While there is no estimate of how many low-income households live in quake-damaged units, the number is estimated to be significant. Many of the neighborhoods hardest hit by the earthquake contained large concentrations of low-income housing, particularly residential hotels.

There are approximately 21,100 units in approximately 770 unreinforced masonry buildings (UMBs) in San Francisco, most of which are occupied by low income households. In addition, much of San Francisco's older housing stock needs some sort of seismic upgrading, including securing buildings to their foundations and structural reinforcement.

4. Vacancy Rate

The Residence Element 1992 Annual Evaluation Report reports a 4.2% citywide vacancy rate in 1989. Some argue that an overall vacancy rate of 5% is necessary to allow a normal functioning of the housing market. Others disagree with that idea, but use vacancy rate information to determine when to increase or decrease rents.

The U.S. Census reported a 6.9% vacancy rate, or 22,887 units, in 1990. However, this unusually high vacancy rate for San Francisco can be attributed, in part, to the inclusion of 2,797 damaged units counted as vacancies resulting from the Loma Prieta earthquake in October 1989, shortly before the census was taken in San Francisco. As reported in the Residence Element Annual Evaluation Report (1991), insurance claim delays, a tendency by landlords to leave units vacant to avoid rent control provisions, and a temporarily reduced demand as tenants avoided renting in earthquake impacted areas contributed to abnormally high vacancy rates.

Census vacancy rates also included units not normally considered vacant, such as 2,679 newly constructed units which were not yet completed, 1,477 vacant tourist hotel rooms in residential hotels, and 2,817 vacant vacation homes or executive suites, none of which are typically available for sale or rent by the general public. Unfortunately, accurate vacancy data is not available from other sources.

5. Recent Trends in Housing Production

The total housing stock increased only 3.8% from 1980 to 1990. The most important recent trend in the San Francisco housing market has been the drastic decline in housing production, primarily due to the unavailability of construction financing. Only 767 residential units were completed in 1992, down from 2,573 units in 1989, the lowest production level since 1982 (Draft HIS, 1993). Indicators of future production potential have also declined.

Section II - Housing and Community Development Needs

Only 629 units were approved in 1992, a 30 year low from a high of 2,442 in 1987 and a sharp decline from 987 units approved in 1991. A backlog of 3,000 approved units have not yet started construction.

One result of financing constraints is that larger, multi-unit buildings will constitute a greater share of the city's housing stock in the future. More than 77 percent of all units added during the 1980s were in buildings with more than 5 units. By December 30, 1992, 87.3% of the new units completed since 1990 were in projects of 10 or more units.

Table 5: San Francisco Net Housing Production, 1980-1992

	Units <u>YearApproved</u>	Units <u>Completed</u>	Units <u>Demolished</u>	<u>Net Change</u>
1980	1,202	980	128	852
1981	1,242	780	288	492
1982	1,215	589	42	547
1983	1,167	1,400	233	1,167
1984	1,313	790	79	711
1985	1,479	1,568	105	1,463
1986	2,037	1,507	173	1,334
1987	2,442	1,553	127	1,426
1988	2,148	2,011	104	1,907
1989	1,508	2,573	228	2,345
1990	1,332	2,065	433	1,632
1991	987	1,882	90	1,852**
1992	629	767	76	725**

****NOTE:** Beginning in 1991, Net change includes units gained or lost through alteration permits.
Source: DCP, Draft 1992 Housing Information Series

In recent years production has favored smaller units. Three quarters of the new housing units added from 1980 to 1990 were studios or 1 bedroom units, while the number of 2 and 3 bedroom units decreased and 4 or more bedroom units increased 9.3% (Draft HIS, 1993). As a result, housing choice for families has been limited. This shortage resulted from a variety of causes, including the desire to respond to market demand and to maximize the number of units on a site, the relatively higher production costs of multiple bedroom units, and preferences in government subsidy programs for senior units. In addition, some landlords' attempts to use overly restrictive occupancy standards have further limited families' housing choices. San Francisco has recently adopted standards designed to prevent this problem.

Currently, few rental units are being developed and almost three quarters (1,081 of 1,495

units) of the new multi-family market-rate units built since 1990 are ownership units (although many of these units may eventually be placed on the rental market). Conversion of rental units to condominiums have also increased. Although the City's current Condominium Conversion Ordinance limits conversions to 200 per year, 229 units were converted in 1992 due to carryover from previous years.

The composition of City's housing stock has also been changed by demolitions and alterations. There were 1,508 units demolished during the 1980's, primarily single family homes. On the other hand, alterations added about 75 units per year, a rate that increased to an average of 136 per year since 1992. These new units resulted from the conversion of commercial space to residential or live-work space, and from the addition of units to existing buildings.

There were also units eliminated each year through code enforcement (as illegal units), and mergers, averaging 110 lost units per year over the last three years from 1990-1992. An estimated 100 illegal secondary units are eliminated each year through City code enforcement. The Department of City Planning has estimated that there are a total of 20,000 illegal units in the City today.

B. Barriers to Affordable Housing

1. Affordability Standards in San Francisco

Each year, the U.S. Department of Housing and Urban Development (HUD) publishes figures describing the current median income for households of different sizes in U.S. metropolitan areas. Depending upon the percentage of the overall median family income (MFI) earned, households are classified as "Very Low Income" (earning up to 50 percent of median income), "Low Income" (earning 51 to 80 percent of median income), and "Moderate Income" (earning 81 to 120% percent of median income). For each income group, adjusted income figures are presented for households of one, two, three, four, and five or more persons.³ In 1993, the MFI for a four-person household in the San Francisco area was \$54,300.⁴ Therefore, a household of four earning \$43,540, and a household of four earning less than \$27,150 a year would be classified as "Low Income" and "Very Low Income" respectively.

³The percentages of median income used to define income groups are further modified by HUD in areas such as San Francisco where rental housing costs are unusually high in relation to the median income level. Low income limits are occasionally decreased to conform to a national cap. Annual Income Limits published by HUD may also include additional household sizes (above 5).

⁴ The Primary Metropolitan Statistical Area (PMSA) used by HUD to determine affordability standards for the City includes Marin and San Mateo counties, which results in higher median income standards than San Francisco's median income alone.

Section II - Housing and Community Development Needs

For the purposes of this document, HUD has defined moderate income as households with incomes between 81 and 95 percent of area median income, in contrast to the typical definition of moderate income as those between 81 and 120 percent.

For the purposes of further distinguishing needs within the category of "Very Low Income", two subgroups (0 to 30% and 31 to 50% of MFI) are used by HUD. The lower of these subgroups will be referred to herein as "Extremely Low Income". An Extremely Low Income Household might be composed of a single person working full-time at minimum wage, earning \$8,840 per year, which is 23.3% of the median income for a single person.

This document will occasionally use a fifth category called "Lowest Income" for those households earning up to 20% of median income. This "Lowest Income" category generally includes most persons and families who are homeless or at-risk of homelessness. It includes single persons whose income is limited to General Assistance (GA) payments of \$4,140 per year, or 10.9% of median income for a single person; it also includes single parent families who rely on Aid to Families with Dependent Children (AFDC) to survive. As of September, 1993, AFDC payments for a family of three, totalling \$7,286 per year, slipped below 15% of median income following State of California reductions over the last three years. This category would also include single persons on Supplemental Security Income (SSI), whose SSI payments total \$7,440 a year, or 19.6% of the median income for a single person.

Federal affordability guidelines indicate that housing is "affordable" if households spend no more than 30 percent of their gross monthly income on all housing costs, including utilities. Applying this standard to the income levels described above for example, suggest that a low income household of four should have monthly housing costs which do not exceed \$1086, while a very low income household of four should have housing costs which do not exceed \$678.

Table 6 below shows the 1993 Income Limits by which income groups are defined for purposes of establishing affordability standards.

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Table 6: 1993 Income Limits for San Francisco

<u>Income Categories</u>	<u>% of Median</u>	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>
Lowest Income	0-20%	\$7,600	\$8,700	\$9,750	\$10,850	\$11,750
Extremely Low	21-30%	\$11,400	\$13,050	\$14,650	\$16,290	\$17,600
Very Low	31-50%	\$19,000	\$21,700	\$24,450	\$27,150	\$29,300
Low	51-80%	\$27,800	\$31,750	\$35,750	\$39,700	\$42,900
Moderate	81-95%	\$36,100	\$41,300	\$46,400	\$51,600	\$55,700
(Median Income)	100%	\$38,000	\$43,450	\$48,850	\$54,300	\$58,650

Source: HUD Income Limits: May 1993

Because these income limits reflect both the city and the more affluent suburbs in Marin and San Mateo counties, San Francisco appears to have a relatively high median income. However, the median income in 1990 for all households for the City and County of San Francisco alone as reported by the Census Bureau, was \$33,414. The San Francisco Primary Metropolitan Statistical Area (PMSA) median income reported by HUD in 1990 was approximately \$37,800.⁵ In 1990, the City's median income was lower than the median income for the entire state of California (\$35,798). (MOEPD).

The PMSA figure establishes income eligibility and rent and sales price affordability limits which are the basis for federal, state, and local funding programs subsidizing affordable housing. For these reasons, the household income distribution for San Francisco based on the PMSA is presented below and is used throughout this document.

Table 7: Income Distribution of San Francisco Households, 1990

<u>Income Group</u>	<u>Number of Households</u>	<u>Percent of Households</u>
Extremely Low Income (0-30% of Median)	66,768	21.8%
Very Low Income (31-50% of Median)	46,178	15.1%
Low Income (51-80% of Median)	65,323	21.3%
Moderate Income (81-95% of Median)	26,509	8.7%
Above Moderate Income (Over 95% of Median)	101,206	33.3%
Total	305,984	100.0%

NOTE: Data not distinguish households at "Lowest Income" level (0-20% of median) from those at "Extremely Low Income"

Source: Derived from 1990 Census data.

⁵ Prorated median income for 2.29 person household (average San Francisco household size in 1990).

2. Cost, Overcrowding and Substandard Housing Problems in San Francisco

For purposes of assessing housing assistance needs, the U.S. Census Bureau provides data on households which are inadequately housed, based on the total number of households experiencing any of the following three types of housing problems:

COST BURDEN	The extent to which a household's total housing costs, including utilities costs, exceed 30% of its gross income. A household expending over 50% of its income on housing costs is said to be experiencing a "Severe Cost Burden".
OVERCROWDING	The extent to which the number of persons in a household exceeds one person per room.
SUBSTANDARD HOUSING CONDITIONS	Housing that lacks access to a complete bathroom or kitchen.

A total of 99,423 low to moderate income households had inadequate housing units in terms of cost, size, or habitability in 1990. 85,609 of these households were renters and 13,814 were owners. These households make up a third of the City's total households.

3. Housing Cost Problems and the Need for Rental Assistance

Over 83,000 low to moderate income renter households overpay for housing (27.3% of all San Francisco households). Of these, 42,651 low to moderate income households (14% of all households in the City) are "severely" overpaying more than 50% of their incomes for housing costs.

A very high percentage of extremely low income renter households of all household types pay a disproportionate share of their income for housing. Seventy-five percent of such renter households (33,106 households) pay more than 30% of their income for rent, while over half (55%, or 24,212 households) pay more than 50% of their income for rent. According to Table 1-C, single persons living alone or in unrelated households pay a greater percentage of their income for rent than any other type of household.

Almost half (47%) of extremely low income owner households (4,878 households) pay more than 30% of their incomes to cover monthly housing costs and almost a third have a severe cost burden, paying more than 50% of their incomes for housing. Surprisingly, households other than elderly households experience the greatest cost burden. While seniors would generally have lower incomes, they may have purchased their homes many years ago and have paid off their mortgages or have extremely low mortgage payments.

Almost three quarters (73%) of very low income renter households, or nearly 22,000 households, pay over 30% of their income for rent. Of these households, over 8,500 pay over half their income. Non-elderly and non-family households are particularly likely to overpay for housing; 86% of this group pays more than 30% of their income in housing costs.

Over half (55%) of low income renter households excluding extremely low and very low incomes pay more than 30% of their incomes for rent, primarily in single or unrelated households.

While approximately a third of all moderate income renter households overpay for housing, almost a half of the single or unrelated households in this income category overpay. Elderly moderate income households can generally find suitable market-rate rental housing in the city. However, moderate income families have more difficulty due to the limited number of medium and large units available and the high cost of these units. These families do not ordinarily qualify for rental assistance.

To meet the HUD guidelines for affordability, programs have been developed to fill the gap between 30 percent of a household's gross income and market rate rents for lower income households. These programs are broadly defined as "rental assistance programs" and consist of public housing, rent certificates or vouchers (given to tenants), subsidies to landlords which enable rents to be fixed below market rates, financial assistance to non-profit developers which reduce building costs, and inclusionary zoning requirements which require for-profit developers to include below market units in larger multi-unit developments.

The number of households actually receiving rent subsidies in San Francisco is far below the need identified by the 1990 census. There were 20,667 households receiving rental subsidies in 1993, either through public housing or HUD Section 8 programs (SFHA, 1993). There were also 3,933 households who did not receive direct subsidies but paid below market rents on units produced by non-profit developers through state and local housing programs, and another 328 households who paid below market rents on units produced through "inclusionary housing" requirements (Mayor's Office of Housing, 1993).

The city's rent stabilization program has resulted in a high percentage of households paying less than market rent--at least temporarily. However, there is still a wide gap between "stabilized" rents and "affordable" rents, particularly for lower income households. Even when rent is subject to the Stabilization Ordinance, there is still a good probability that a lower income household will be overpaying.

4. Overcrowding Problems

The total number of overcrowded units increased by almost 11,000 units to 32,838 in 1990, an increase of 50% over the number of units that were overcrowded in 1980. Overall, 11% of

the City's housing was overcrowded, as compared to only 7% in 1980. The rate of overcrowding for rental housing was even higher, at nearly 12.5%.

Not surprisingly, the highest incidence of overcrowding (79.6%) occurs in extremely low income large family renter households. The overall overcrowding rate for extremely low income renter households is 16%, compared to 4% for extremely low income homeowners and the Citywide average of 11%.

Large family very low income renter households also have a extremely high incidence of overcrowding (78%), compared to about 20% for very low income renter households as a whole. Only about 8% of very low income owner households are overcrowded, although the rate of overcrowding is more than twice as high among non-elderly very low income owner households.

Again, large family low income renter households have the highest rate of overcrowding among this group at about 73%, compared to a 15.5% rate for all low income renter households taken together. Low income non-elderly owner households also show a higher than average rate of overcrowding, at 20% compared to about an 11% rate for low income owner households overall.

5. Substandard Housing Problems and the Need for Rehabilitation Assistance

The 1988-1991 HAP estimated that a total of 41,722 units were substandard, 6,198 of which were owner-occupied and 34,082 were rental units. Of the 21,300 occupied units classified as "suitable for rehabilitation," 17,319 were lower income rental units and 277 were lower income homeownership units. Such units were defined as lacking complete plumbing and violating one or more of the city's housing code requirements. Most of these units are occupied by very low income households; the exact breakdown between "low" and "very low" income is unknown.

C. Housing Needs

1. The Needs of Low Income Homeowners

Overpayment in San Francisco is by no means limited to renter households; due to the high cost of ownership housing, many lower income homeowner households, over half of which are elderly, overpay as well. Because the alternative of renting exists for these households, most of the city's housing programs are geared towards lower income renters. However, lower income owner households may be in need of assistance to avoid foreclosure in the event that sudden financial crises, such as job loss or medical expenses, jeopardize their ability to remain in their homes. Counseling or legal assistance may be needed for these households to

stabilized their living situations.

Low to moderate income first-time homebuyers need assistance to overcome barriers to homeownership. Below-market-rate prices or deferred second mortgages are vehicles to reduce the first mortgage amount and consequently the monthly costs of homeownership. Mortgage credit certificates can reduce monthly housing costs through a federal tax credit provided to low to moderate income first-time homebuyers equal to 20 percent of the mortgage interest paid every year.

The greatest barrier to most first-time homebuyers, however, is the initial cost of down payment and closing costs. Most private lending institutions require a down payment equaling 10-20% of the purchase price. While some special private lending institutions participate in programs requiring as little as 5 percent down payment, these programs tend to have more strict underwriting requirements, which eliminate many low to moderate income homebuyers. Other government programs through the Veterans Administration (VA) and FHA, have low down payment requirements of between 0-4%, although these loans have loan size limits which are low for San Francisco sales prices. Typically, closing costs of an additional 3-4% of the purchase price must be expended at the time of purchase. Down payment assistance programs provide part of the down payment and closing costs for first-time homebuyers.

First-time homebuyers can also benefit from more lenient underwriting standards, such as higher debt-to-income ratios, lower reserve requirements, and less strict credit history standards, which some special programs for first mortgage financing allow. For many, particularly low income buyers, a troubled credit history or even no credit history can prevent them from obtaining mortgage financing.

2. Elderly Persons who do not need Supportive Housing

The 1990 Residence Element estimated a five-year need for 3,000 units specifically designed to meet the needs of elderly households. State Department of Aging statistics show a large percentage of these households are in the "greatest economic need" income levels. Many of the elderly are on fixed incomes which may not keep up with the rising costs of housing or increasing medical costs. Deferred maintenance and rising utility costs can particularly be a problem for seniors with limited incomes. Home weatherization, homeowner rehabilitation, and P.G.& E. assistance programs can provide assistance for seniors.

Seniors who own their own homes may be faced with another problem. Reluctant to leave because of familiar surroundings, and because alternatives are too costly, they may be burdened by a house too large for their needs and too expensive to maintain. As a result, they may be forced to lose their independent living situation prematurely. More efficient use of this housing may occur as a result of shared housing efforts in which elderly people in need of housing are matched with those who have extra housing. The conversion of a portion of a unit

into a second unit can fulfill senior housing needs, as well as make more efficient use of the housing, while providing additional income to the owner.

An additional source of revenue for elderly homeowners which may have merit are the reverse annuity mortgage, reverse shared appreciation mortgage, private deed annuity, life estate, or sale/leaseback financing mechanisms which allow the elderly to utilize the substantial equity in their home as supplemental income. Because some of these type loans have limitations, the availability of counseling to seniors on these mortgages is critical to avoid unnecessary loss of equity in their homes.

Seniors also develop needs for different types of housing as they develop health problems or have decreased mobility. They may need units which have fewer steps, require less maintenance, and have increased security. They may have needs for a continuum of care throughout their lifetime ranging from independent living to institutional care, with many semi-independent options in between. Non-supportive housing includes multi-family units that are less isolated and require less care and congregate care housing (independent units with central dining and social activities). A 1986 American Association of retired Persons study, which indicates that only 14% of seniors prefer to live in exclusively senior communities, suggests that a full range of housing options, including low cost rental units available to residents of all ages, are needed.

According to the 1993 Commission on Aging Plan, the number of persons aged 60 and over who live alone was 42,847, or 31.1% of that population. Those who live alone and are over 65 number 36,262 in population. Much of this population needs housing with small, safe, easily-maintained dwelling units.

3. The Need for Live/Work Housing

The 1990 Residence Element identified a special need for 7,000 affordable live/work type housing to accommodate artists' needs for large wall and open spaces, high ceilings, access for large objects through elevators or entrances, and natural lighting. Live/work units range in type from the traditional large unfinished warehouse space to residential environments used by tele-commuters. According to ArtHouse, the population of artists increased by 41% during the 1980's based on census data. ArtHouse emphasizes the need for affordable live/work units for artists, who tend to have very low incomes. An ArtHouse survey of 515 artists indicated that 69% were lower income households.

A new live/work development in the Potrero Hill area provided an indication of the high demand for live/work units. During a three week application period, the project developer received 700 applications for ten units available only to artist or self-employed households of four or more persons.

4. The Need for Housing Services for Immigrant Households

The City's Residence Element estimates that 25,000 new immigrant households will arrive in San Francisco during the next five years, and that 20 percent of these households will remain in the city. There will be a resulting demand for 5,000 units to house immigrant households.

According to the 1990 Census, 42.4% of all San Franciscans aged 5 or older spoke a language other than English at home and 55.5% of those reported that they did not speak English very well. This indicates a huge need for housing assistance services provided in a variety of languages.

Familiarity with and access to housing programs often depends on the availability of appropriate language services; without these services, it becomes especially difficult for immigrants to secure housing. Many immigrant households also require legal assistance, job training, or assistance in locating suitable employment. Absent these services, they face formidable obstacles to entering the city's housing market and may be at risk of becoming homeless. This need is particularly acute for the approximately 2,000 undocumented workers that come to San Francisco each year, since they are ineligible for public assistance and may have no other source of income. At any given time, there are an estimated 200 undocumented homeless persons in the City. (Residence Element, 1990)

5. Non-Homeless Populations with Special Needs

There are households and individuals whose difficulty with finding housing is related less to their income, household type or race than to certain "special" or specific needs. The number of persons who experience such needs in the lower income population is disproportionately high. The specific needs for the populations discussed here are for supportive housing with services which allow these individuals or households to live independently.

Housing for specific groups may require sites with particular characteristics. Sites for the elderly and physically disabled require proximity to public transportation and neighborhood shopping, as well as relatively level terrain between housing and these services. Sites for families may benefit from being close to schools, parks, and playgrounds. Sites for terminally ill patients may need to be close to hospitals or medical offices. In all cases, the character and scale of housing must be compatible with its neighborhood and must take into account such factors as parking, noise, and climate.

6. Supportive Housing Needs

(a) For Elderly and Frail Elderly Persons

The U. S. Department of Housing and Urban Department distinguishes between the elderly

and frail elderly population based on the individual's ability to function independently. A frail elderly person is one who needs assistance to perform routine activities of daily living, or has at least one limitation to Activities of Daily Living (ADL) or two limitations to Instrumental Activities to Daily Living (IADL). ADL Limitations include difficulty eating, bathing, toileting, etc. by oneself and IADL Limitations include difficulty using the telephone, getting outside, shopping, doing housework, etc. by oneself.

Nationwide, 14% of the elderly population overall has at least one ADL Limitation, with limitations increasing with age. In San Francisco, the incidence is similar: 15,553 or about 15% of the City's elderly in 1990 would be considered frail (U.S. Census, 1990). This is almost identical to the number of non-institutionalized elderly in San Francisco (15,780) who reported "self-care limitations" in 1990 (U.S. Census, 1990). Of these, 7,550 reports that they also had "mobility limitations".⁶ Census data on seniors reporting self-care limitations should be an accurate indication of the number of frail elderly in San Francisco. The number of seniors also reporting mobility limitations contributes to an assessment of the need for accessible housing.

Table 8: Number of Frail Elderly in San Francisco

<u>Age of Group</u>	<u>Number of Elderly</u>	<u>Number With ADL Limitations</u>	<u>Percent With ADL Limitations</u>
65-74	57,270	5,670	9.9%
75-84	35,962	6,725	18.7%
<u>85 and over</u>	<u>12,148</u>	<u>3,158</u>	<u>26.0%</u>
Totals	105,380	15,553	14.8%

Source: Elderly statistics from U.S. Census; national ADL Limitations Incidence rates: Zedlewski, 1990.

In June, 1993, the Mayor's Senior Services Plan Task Force identified affordable housing as the most pressing need for San Francisco's frail elderly population. Waiting lists for affordable senior housing units also indicate a high level of need. The Task Force reports that applicants for senior/disabled units wait for two to four years prior to receiving assistance. A recent Catholic Charities survey of 23 elderly projects (other than public housing developments) revealed that average waiting time was 3.3 years, ranging from one to seven years. Independent Housing Services estimates that 8,000 supportive housing units are needed for the frail elderly and 3,000 units are needed for elderly who are not (yet) frail.

⁶ For the 1990 Census, mobility limitations include a health condition that lasted 6 or more months and which made it difficult to go outside the home alone for tasks such as going shopping or visiting a doctor's office; self-care limitations include a health condition that lasted for 6 or more months and which made it difficult to take care of one's own personal needs, such as dressing, bathing, or getting around inside the home.

The elderly and frail elderly have physical design requirements as well as supportive service needs. Some of these requirements, such as wheelchair accessibility, are similar to those for physically disabled persons who are younger. The need for certain social services, such as shared dining facilities and on-site medical care, requires facilities that are not usually included in multi-family housing. Supportive services included assistance with cleaning, gardening, cooking, errands, and shopping.

As seniors age in place, the ability continue to live independently rather than relocate to nursing homes or other costly types of residential care depends considerably on the availability of social services. The Draft 1993 Area Plan developed by the Commission on Aging emphasized a priority for service delivery to low income, minority, and frail elderly to maintain independent living. Unfortunately, the 1993/94 State budget reduced state-mandated In-Home Supportive Services for elderly disabled people by 12% (San Francisco Chronicle July 5, 1993). This could increase the number of frail elderly no longer able to live independently in their current homes.

(b) For Severely Mentally Ill Persons⁷

The City's Department of Public Health reports that 22,000 adults in San Francisco are in need of public mental health services (Strategic Plan, August, 1990), but that 16,000 severely mentally disabled are currently receiving services through the Division of Mental Health and Substance Abuse which indicates a much higher incidence of severe mental illness (DMS 9/22/93).

This population is currently served in a variety of facilities. The following represents a survey of available supportive housing for mentally disabled in December, 1992:

⁷ Persons diagnosed with psychoses such as schizophrenia or a major affective disorder such as bipolar or major depression.

Table 9: Treatment Facilities and Supportive Housing for Mentally Disabled Persons

<u>Type of Facility</u>	<u>Number of Beds</u>
RESIDENTIAL TREATMENT FACILITIES:	
Napa State Hospital (serves Statewide population)	117
Locked Facilities	427
Local hospitals	221
<u>Lodges, half-way houses, and Acute Diversion Units</u>	<u>195</u>
Total:	960 beds
SUPPORTIVE HOUSING BEDS:	
Cooperatives, apartments, group homes, residential hotels	440
<u>Licensed Board and care homes</u>	<u>672⁸</u>
Total:	1,112 beds

Source: San Francisco Department of Mental Health, 1993.

Since State hospitals began deinstitutionalizing patients in the 1970s, private board and care homes have become one of the primary sources of housing for the city's psychiatrically disabled. However, the supplemental security subsidies provided to assist Board and Care facilities have not kept pace with the rising cost of patient care, causing many of the facilities to close. At current subsidy levels, board and care is financially infeasible for many operators (Housing the Mentally Ill, 1985). In 1977, there were 1,278 Board and Care beds for psychiatric patients in San Francisco. By December, 1992, there were only 672 licensed beds left (San Francisco Department of Mental Health, 1993). Without intervention, the trend towards closure is expected to continue. Supportive services for board and care homes can include psychiatric supervision and socialization, assistance with bathing and personal needs, planned activities, recreation, medical assistance, and food service.

In 1987, The Mental Health Association of San Francisco estimated that the city had an unmet need of 1,830 to 2,330 beds for psychiatrically disabled persons. The Department of Public Health reported that 2,000 to 3,500 homeless mentally ill were in need of permanent housing with services in its Strategic Plan for Mental Health, Substance Abuse and Forensic Services (August, 1990). Today the Mental Health Association estimates that this need has increased due to the loss of beds in facilities and housing for the severely mentally ill. The loss of these beds has resulted in patients who are now homeless and in overuse of the City's emergency psychiatric services.

There is consequently an urgent need to preserve the existing pool of permanent supportive

⁸ Some Board and Care homes operate at below licensing capacity due to financial constraints.

housing for people with mental disabilities, including board and care homes, and to encourage the development of more supportive housing. A survey of 270 persons with mental disabilities in 1992 by the San Francisco Mental Health Association indicated an overwhelming desire on the part of mentally disabled persons to live alone or with one two friends in apartments with support services available as needed.

(c) For Developmentally Disabled Persons⁹

According to the ARC (formerly The Association of Retarded Citizens), 1-3% of the population nationwide is developmentally disabled. Based on a total population of 723,959, an estimated 7,240 to 21,719 persons in San Francisco were developmentally disabled in 1990.

The Golden Gate Regional Center provides case management and contracts with private providers to serve their clients' housing needs for the counties of San Francisco, San Mateo, and Marin. The Regional Center reports that the total requests for placement have increased 80% in the last year alone and that an increasing number are for clients with "behavioral challenges". Their client population in San Francisco, not including those in state development centers, has increased from 1,852 in January 1991 to 2,034 in June, 1993.

The range of housing types needed for this population includes residential hotels as well as apartments with supportive services. The preference is for housing in small facilities or mixed with other populations within a building so that the developmentally disabled can be integrated into the community as a whole. Children tend to live at home with their families until adulthood, receiving in-home support services and legally mandated educational programs through the public schools. For adults, the "supported life" model is emerging, in which individuals live in apartments, condos or shared single-family homes which they own or rent themselves, receiving support, training or program benefits aimed at maximizing independence. Such living environments are integrated into the community, unlike agency-owned large facilities, and need to be in close proximity to jobs, shopping, and public transportation.

The high cost of real estate and the lack of available start-up funds to bring existing residences up to required fire and safety standards, however, has been a major obstacle to developing additional or replacement supportive housing for this population. Between mid-1989 and the end of 1990, 12 residential facilities representing 44 beds were closed. An additional 16 beds were lost by June, 1993.

The ARC identified a need in 1993 for 100 supportive housing units over the next 5 years and

⁹ Persons with an Intelligence Quotient below 70.

another 100 over the next ten years, including housing for the non-ambulatory and the elderly. The top priority is for placing those who are leaving state developmental centers, which are cutting back their client populations.

(d) For Physically Disabled Persons

Census data indicates that a total of 40,285 non-institutionalized adults had self-care¹⁰ limitations in 1990, of which 22,962 (57%) also had mobility limitations and, therefore, would need accessible housing units. Assuming that the percentage of physically disabled people that are low to moderate income reflects the overall population of the City as a whole, an estimated 26,950 physically disabled persons are low to moderate income. While no local estimates of the unmet need for supportive housing for this population are available, on the assumption that approximately 10% of this population need such housing, approximately 2,700 units would be needed and about 1,700 units would need to be handicapped accessible.

(e) For Persons with Alcohol or Drug Addictions (AODA)

Alcohol/other drug abuse is defined by HUD as excessive and impairing use of alcohol or other drugs, including addiction. This is measured by reports of inpatient treatment, assessment of current symptomatology (DTs, blackouts, drunk and disorderly convictions), and/or assessment of current intake.

The National Institute of Alcohol Abuse and Alcoholism estimates that 14-16% of men and 6% of women have drinking problems. There is no comparable national estimate for incidence of drug abuse, although a 1986 Alameda County study indicated that 3.8% of Californians were drug abusers. Other sources of local data might include per capita rates of those entering state supported treatment facilities or emergency room admissions.

Prior to the 1970s, alcoholics could have severe drinking problems and still have a place to live. When an alcoholic's behavior resulted in eviction, he could simply relocate to an inexpensive single room occupancy "transient" hotel. As residential hotels have been demolished or converted, many of their residents end up on the streets or in emergency facilities. In addition, the elimination of alcoholic wards in state hospitals has further reduced housing for this population. Those recovering from chemical dependencies have needs similar to recovering alcoholics, with the important exception that little is known at this point about the treatment needs of those using newer forms of highly addictive drugs, such as "crack" and "ice."

Many drug or alcohol addicted people cannot find housing at all and are threatened with

¹⁰ See Footnote number 21, page 85.

homelessness. Among these people are many who would make the transition to a healthier lifestyle if given the opportunity to do so. This transition is most likely to be successful when counseling, medical services, and other supportive services are provided in a residential environment, accessible on an on-going basis for an extended period of time.

There is also a need for facilities and services for persons who are presently denied access to the emergency shelter system. Even detox centers will not accept those who have repeatedly failed to follow through with treatment and homeless shelters turn away persons who are intoxicated. These persons may have no alternative but to live outdoors, reducing the odds of eventual recovery.

The National Institute of Alcohol Abuse and Alcoholism estimates that at least a third of those in publicly funded residential programs were homeless prior to placement. The private recovery facilities which provide residential care are not affordable to lower income persons, creating a gap between needs and resources at the lower income levels.

Recovering alcoholics and drug abusers have needs for permanent housing in sober living environments, in addition to short term detoxification and treatment centers. Community Substance Abuse Services estimates in 1993 that 200 to 300 beds of short-term (up to six months) residential treatment facilities and 3,000 to 4,000 units of affordable supportive alcohol/drug-free housing is needed.

(f) For Persons with AIDS or Related Diseases

An estimated 28,000 in San Francisco were infected with HIV in 1992, representing almost 4% of the total population of the city (Department of Public Health AIDS Office). San Francisco has the highest such population of any major city in the U.S. The AIDS Office estimates that an additional 1,000 people would become infected in 1992 alone, with increasing incidence among minorities, women, the poor, IV drug users, and youth. Since 1981, there have been 16,461 total reported AIDS cases and 10,664 reported AIDS-related deaths, as of May 1993 (AIDS Office). The San Francisco AIDS population represents almost a third of the cases reported for the entire state of California and approximately 6% of the cases in the entire country. Of the reported AIDS cases, 79.1% were Whites, 9.4% Blacks, 9.1% Latinos, and only 2.1% Asian/Pacific Islander in 1993.

Despite a comprehensive system of affordable housing with supportive services in San Francisco, the Mayor's HIV Health Services Planning Council (CARE Council) reports long waiting lists. A draft comprehensive needs assessment, released in September, 1993, by the San Francisco Redevelopment Agency highlights the need for supportive services which adapt to the changing health needs of persons with HIV/AIDS and estimates the need for a continuum of housing with varying degrees of supportive services for 6,900 to 8,280 persons.

Residential settings required by persons with AIDS range from those offering independent living for individuals who can manage on their own to those offering home care and hospice services for those who need assistance with daily activities. A combination of board and care facilities, hospices, skilled nursing facilities, group housing, and independent living centers need to be developed to meet these needs. Important housing characteristics include access to public transportation, safety, and clean and sober living environments. Gaps in services include money management and representative payee arrangement for active substance users, additional housing for families, and dementia care housing. The 1993 survey reported in the SFRA draft needs assessment also described the need for emotional support and counseling services, meal delivery, and financial assistance with move-in costs. The survey respondents strongly expressed a desire to live in independent, non-shared living situations.

D. Homeless Needs

1. The Nature of Homelessness

(a) The Episodic Nature of Homelessness

Because their housing needs and resources change continuously, it is misleading to speak about "the homeless" as a discrete group of people who can be accurately counted. People may transition in and out of homelessness several times during the course of a year or even a month. Seasonal employment may bring in enough income to house a family for the summer, but not enough for the entire year. Public assistance might cover expenses during the first half of the month, but may run out before the month is over. Eviction may bring a temporary loss of housing which ends when a new residence is found. A catastrophic illness may cause a sudden loss of income, and force a previously adequately-housed person to take shelter wherever it can be found.

The shortage of housing for the lowest income people affects many more than those seen on the streets on any given night. HomeBase, a regional support center for homelessness policy and programs, has estimated that the number of persons experiencing an episode of homelessness during the year was three times greater than the number of persons homeless on any given night.

Surveys of persons without housing in the Bay Area indicate that some common causes of homelessness are job losses, evictions, medical emergencies, family break-ups, loss of public assistance, and release from institutions with no support network. Unemployment or loss of work ranks high among the reported reasons for the loss of housing. Travelers Aid reports that job loss is the cause for 44% of nationwide homelessness. They also report that 59% of homeless fathers and 37% of homeless mothers had been employed within the previous 3 months. Nevertheless, not all homeless people are unemployed. HomeBase reported in 1992

that 14-22% of homeless people in the Bay Area were employed.

For homeless households, the biggest barriers to securing housing may be inadequate financial resources to cover up-front rental costs (such as security deposit and first and last months rent), lack of a job, a poor credit history, insufficient income, and discrimination based on personal circumstances and source of income. Once a person or family is homeless, without minimal resources, such as bathing facilities, phone number or mailing address to receive messages, laundry, or transportation, it becomes more and more difficult to return to a stable housing situation.

A survey by the Homeless Times in March of 1990 regarding how long people experience homelessness, revealed that 35 percent of those surveyed had been homeless for 1 year or less, 26 percent were homeless for 1 to 2 years, and 26 percent were homeless for 3 years or more. A 1992 survey of homeless persons in emergency shelters concluded that most homeless people are unable to transition to a stable housing situation within the time limits of most shelters and few shelters have follow-up services or case management after the clients leave (Polaris, 1993). Another study in 1993 estimated that 50% of homeless families who successfully transition from a family shelter to permanent housing were homeless again within 6 months due to a lack of economic and social support needed to maintain a stable living situation (Polaris, 1993).

(b) General Characteristics of the Homeless Population

Persons without housing come from a variety of backgrounds, including individuals in formerly middle-class families, families with children, teenagers, undocumented immigrants and elderly individuals. A survey of service providers conducted by United Way in 1988, summarized in Figure 1: Characteristics of Persons Without Housing in San Francisco below, showed that the total homeless population is made up of families, youths, and single people, with relatively high percentages of substance abusers, veterans and disabled persons.

Regarding household type, the 1988 United Way survey indicated that while three-quarters of the overall homeless population at that time was made up of single men and women, 20% of the homeless were families. However, a 1991 report for The U.S. Conference of Mayors reported that the number of homeless families with children was increasing nationwide. This was reinforced by a 1992 survey in San Francisco estimating that families make up 25-30% of the homeless population (Polaris, 1993). In the month of June, 1993, in fact, 1,502 families were turned away from shelters (Independent Housing Services, 1993).

Singles make up 60-75% of the homeless population, of which 86-89% are men and 11-14% are women. Single homeless men tend to have a higher incidence of substance abuse, while single homeless women are more likely to have mental disabilities or be victim's of domestic violence. Single homeless women are particularly vulnerable to crime. A local battered

women's shelter estimates that a majority of single homeless women are victims of domestic violence.

During 1986 and 1987, the Health Care for the Homeless Program reported the following ethnic composition of the homeless in San Francisco: 54% Caucasian, 32% African-American, 9% Hispanic, 2% Asian, and 1% Native American (Weber and Wright, 1988, in Beyond Shelter). Compared to the percentages of the total population as reported in the 1990 Census, Whites, African Americans and Native Indians, with 46.6%, 10.5% and 0.4% of the City's overall population respectively, are overrepresented among the homeless, while Asian/Pacific Islanders and Hispanics, who make up 28.5% and 13.9% of the general population respectively, are underrepresented.

(c) "Sheltered" and "Unsheltered" Homeless People

In the CHAS, HUD divides the homeless population into those who are "sheltered" and those who are "unsheltered" depending on where they sleep.

Sheltered families and persons are those whose primary nighttime residence is a supervised shelter, including emergency shelters, transitional housing, domestic violence shelters, shelters for runaway and homeless youth, and any housing voucher arrangement paid because the person is homeless.

Unsheltered homeless people are those whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings, such as streets, parks, alleys, etc.

Clearly, some people will move back and forth between these categories, depending on their personal circumstances or good fortune in finding shelter. In general, the need for safe, secure and stable housing and for a variety of supportive services is the same for both sheltered and unsheltered families and individuals. Nevertheless, a variety of surveys and studies have noted differences between these two segments of the homeless population that may have some significance when assessing the need for such facilities and services.

In general, families, persons with drug/alcohol addictions, and mentally disabled persons tend to be underrepresented among those successfully finding shelter, and remain therefore "unsheltered" in disproportionate numbers. Also, for persons with HIV/AIDS, shelters are not an appropriate setting due to the susceptibility to infections and potential discrimination and harassment.

A 1985 survey of 179 homeless persons interviewed on the streets in San Francisco (68% of whom were reportedly "unsheltered") found that a majority were single adults and were predominantly male (86%). Nearly a third (32%) had at least one psychiatric hospitalization,

while 42% reported having an alcohol problem and 21% reported a drug problem. More than one third (37%) were veterans. (Beyond Shelter, 1990)

A 1986 survey of 328 homeless people staying in shelters reported statistics comparable to those on the unsheltered homeless population, with the exception that mentally disabled homeless people made up a much smaller portion of the shelter population (Beyond Shelter, 1990). A majority (89%) of those sheltered were males, of which 21% reported mental disabilities, 43% reported alcohol problems, and 18% drug abuse problems. Veterans made up 36% of the sheltered homeless population surveyed. This survey also included data on seniors and the physically disabled not available in the 1985 survey of homeless people on the streets and not generally considered part of the homeless population. Over a quarter of the homeless people in shelters were physically disabled (27%) and more than a tenth (12%) were seniors.

A more recent 1992 study of 87 unsheltered homeless persons on the streets found that 59% had mental disabilities, compared to an estimated 5-15% in emergency shelters (Polaris, 1993). Furthermore, this survey speculated that shelter staff may have underestimated the number of people with mental disabilities by incorrectly attributing some mentally disabled persons' bizarre behavior to substance abuse problems. In addition, the study pointed out that the mentally disabled population has difficulty accessing the shelter system at all, since mentally disabled are not eligible for the majority of shelters and do not feel safe in the shelters where they are accepted. This is due in part to the lack of shelter staff who are adequately trained in mental illness assessment or intervention.

A 1992 survey of homeless in 20 emergency shelters found that while families with children made up 25-30% of the homeless population, this group only made up 14% of the shelter population due limited capacity (Polaris, 1993). Compared to the unsheltered population, an extremely low percent (5-15%) of the shelter population had mental disabilities, while an extremely high portion (60-85%) had substance abuse problems.

(d) Past Estimates of the Magnitude of the Problem

Estimating the number of homeless persons in San Francisco has been the focus of much debate. There is no clearly accepted methodology, in part due to the episodic nature of the problem, and in part due to differences of opinion about what aspect of the problem is most revealing.

In 1990, the U.S. Census Bureau included homeless populations for the first time in its population count. The Census Bureau's Shelter and Street Enumeration (S-Night), which attempted to count the number of persons in emergency shelters and in visible street locations on the night and early morning of March 20-21, 1990 resulted in an estimate of 5,552 homeless persons in San Francisco, 1,566 on the street and 3,986 in emergency shelters.

For a number of reasons, it is clear that this estimate falls far short of an accurate count of the total homeless population and the Census Bureau itself cautions that the S-Night count was not intended to be such. (See Appendix C for an explanation of the S-Night procedures and shortcomings.) This approach focused on identifying the number of people who are homeless on a given night; on taking a snapshot of the problem.

A different approach, one that was intended to estimate the total number of people that experience homelessness in a given year, was used by HomeBase in 1990. This estimate was based on statistical information about the number of families receiving shelter assistance during the year, and assumptions about the ratio of persons in homeless families to all homeless persons. Using AFDC homeless assistance program data, HomeBase estimated that there were 2,549 homeless families in the City, including about 7,825 men, women and children, and that these represented approximately one-third of the entire homeless population, or 23,000 total homeless people. While HomeBase's 1990 methodology is also not universally accepted, it does have the useful effect of bringing into the discussion of homelessness the large number of people who may in fact be housed on any given night, but are constantly at risk of losing their housing and, in fact, are doing so periodically.

A third approach combined snap shot information about shelter occupancy with estimates of longer term homelessness. This approach to estimating the number of homeless people in the City was taken by the 1990 Beyond Shelter report, A Homeless Plan for San Francisco, and was used in the City's Residence Element. This effort counted the number of persons visibly living in selected parks, doubled or tripled this figure to arrive at an estimate of the total outdoor population, and added the numbers of persons in shelters, DSS hotel programs, special needs shelter programs, and recipients of AFDC emergency housing assistance (which provides money for temporary housing for up to 28 days and deposit funds for permanent housing).

Using this methodology, the Beyond Shelter and the 1990 Residence Element estimated that there were 6,600 to 7,700 "currently homeless" persons in San Francisco. About 1,800 were estimated to be living outdoors, about 2,900 were estimated to be in shelters or transitional hotel programs, 700 were receiving AFDC emergency housing assistance¹¹, and as many as 1,000 were "irregularly housed"¹². The Residence Element also estimated that an *additional* 1,300 persons were added to these four categories after being displaced by the Loma Prieta earthquake. This method also did not include other components of the homeless population

¹¹ In fiscal year 1990-91, 1,687 families (an estimated 5,061 people) were aided by this program, including those receiving only temporary assistance and those receiving both temporary and permanent housing assistance.

¹² "Irregularly housed" means housed for brief periods but periodically without place to stay from one night to the next, such as General Assistance recipients who may stay in a hotel room for a portion of each month until their funds run out.

such as the significant number of homeless persons that are, at any given time, in jails, public hospitals, and treatment programs.

A December, 1992 Board of Supervisors Budget Analyst report on the homeless population indicated that homeless advocacy groups estimate a homeless population may currently be as high as 24,000 people. The Mayor's Homeless Coordinator also reports that the 6,000 to 8,000 estimate is now out-of-date.

(e) Current Estimates

The approach used here to estimate the magnitude of the problem of homeless in San Francisco assumes that a combination of single-night counts and longer-term (annual) estimates is needed, and that the inadequacies of these estimates can be mitigated to some degree by viewing them in the light of certain indirect indicators of changes in the level of homelessness and poverty.

Accordingly, the discussion below describes three sets of factors or perspectives:

- (1) The first approach lists a set of factors that describe the number of people who are homeless (sheltered or unsheltered) on a given night.
- (2) A second estimate focuses on the number of people who experience an episode of homelessness (of any length) during the course of year.
- (3) A third set of factors may reveal the degree to which the problem is increasing or decreasing from year to year as revealed by certain indirect measures of the extent of homelessness and poverty.

None of these approaches is entirely accurate or reliable. The count of "homeless on a given night" suffers from the lack of updated information, uses particularly difficult to substantiate estimates of the unsheltered population, and fails to account for periodic fluctuations in the numbers of people who lack permanent housing. The second approach relies on statistics from a single source and on less than precise assumptions about the significance of that source.

To some degree, however, the third set of indicators can provide a test of consistency for the first two approaches, and a sense of whether the numbers are increasing or decreasing.

(f) Estimating the Number of People Homeless on a Given Night

The following factors contribute to an estimate of the number of people considered homeless on a given night.

Number of Persons in Shelters. As of September, 1993, the city's shelters had a capacity of 1,359, with an additional 250-280 beds temporarily available during the winter months as part of the Winter Shelter Program (Polaris and homeless service providers, 1993). This is an increase from the 755 beds reported in Beyond Shelter as of April, 1989. However, most of the city's shelters are continuously full or are over capacity; some utilize lotteries to allocate beds.

Number of Persons in Transitional Housing. Transitional housing programs are intended to provide residents with services and resources necessary to transition into permanent housing, including assistance in finding permanent housing. Because they are only allowed a limited stay, which may vary from 30 days to 2 years, they can still be considered homeless, without a permanent residence. Persons in this housing are not guaranteed permanent housing upon exiting these programs and, given the chronic shortage of affordable permanent housing available to extremely low income people, this population may return to homelessness upon exiting the transitional housing or within a short period of time after permanent housing is secured.

Beyond Shelter estimated the number of persons in transitional housing programs to be 435. The Mayors' Office of Housing reports that 579 transitional units have been added from January 1988 to December 1992. Some of these units, however, fall within the supportive housing and permanent housing for handicapped homeless as defined by HUD for the CHAS. The current inventory in this document lists 798 transitional units as of September, 1993.

Number of Persons Living Outdoors. Beyond Shelter reported that 1,200 to 1,800 people were living outdoors in 1989. At least 600 of these people were living in city parks. The number of persons living outdoors is believed to have increased as a result of the Loma Prieta earthquake (Residence Element, 1990). No updated information is available.

Persons in Vehicles. Beyond Shelter estimated that at least 150 vehicles were being used as residences in early 1988, including 100 vehicles on the Panhandle of Golden Gate Park. No update of this estimate is available.

Institutionalized Homeless. A certain number of homeless people are in institutional settings for a limited time who have no home to return to when they are released. A 1992 survey of homeless populations in San Francisco estimates that 25% of the people in the San Francisco County jail are homeless and almost half of those seen in the San Francisco General Hospital Psychiatric Emergency Services are homeless (Polaris, 1993). The California Department of Justice reports that 1,733 adults were incarcerated in the county jail in 1990. The total number of homeless persons in institutions is not currently available, however.

(g) Estimating the Number of People who Experience an Episode of Homelessness During the Course of a Year

In the 1990/91 fiscal year, 3,369 families requested assistance through the program, a number which increased every year from the 1,188 families requesting assistance in the 1987/88 fiscal year, a 184% increase over the four years. Assuming an average homeless family size of 3.5 (Beyond Shelter, 1990), 3,369 families would include 11,792 people in homeless families experiencing homelessness during the year. Assuming that the ratio of persons in families to the total homeless population is 1:3, this calculation would suggest that 35,376 people experienced at least one episode of homelessness during the 1990-91 fiscal year.

Since families previously were only eligible once a year for this program and must be homeless to qualify, this indicator provided an unduplicated count of the minimum number of families experiencing an episode of homelessness each year. However, in August, 1991, the program's eligibility requirements changed to allow a family to receive HAP assistance only once every 24 months. Due to the more restrictive eligibility standards, the number of families who received AFDC temporary shelter approvals in San Francisco in the year ending June 1992 declined to 2,206. Because of this, this program's caseload statistics can no longer be compared to those for previous years to indicate changes in the number of homeless during any given year over time.

(h) Indicators of Trends in the Level of Homelessness and Poverty

These indicators, while they do not allow us to directly estimate the numbers of people who are homeless on a given night or over the course of a fiscal year, do indicate the degree to which homelessness is increasing or decreasing over time. By tracking these indicators over time, the severity of the problem -- and the effectiveness of the programs to address the problem -- can be measured.

Number of Turnaways from Shelters. The San Francisco Housing Clearinghouse, a project of Independent Housing Services, indicates that during the 1992/1993 fiscal year, there were a total of 181,055 turnaways reported, or 15,088 "turnaways" per month, or approximately 503 turnaways per night from the city's emergency shelters. Since individuals may be turned away from more than one shelter in a given night, the turnaway figures could include duplications for individual applicants.

Turnaway figures do give an indication of increased demand over time. Since the North of Market Multi Service Center revised its reporting methodology in November 1991 and the South of Market Multi Service Center revised its reporting methodology in April 1992, total annual turnaway counts cannot be compared prior to the 1992/93 fiscal year. However, a comparison of all other homeless shelters in San Francisco

over time indicates that turnaways have increased from 14,073 in 1990-91 to 28,677 in 1992-93, a 104% increase.

HELPLINE Requests for Assistance. The United Way Homelessness Prevention HELPLINE reports a dramatic increase in the number of calls from San Francisco residents requesting homeless prevention assistance. The calls include requests for emergency shelter, housing, food, financial assistance with housing and utilities, and assistance with landlord/tenant problems. The HELPLINE reports a total of 2,157 calls in 1989/90 fiscal year, 2,736 in 1990/91, 4,058 in 1991/92, and 4,013 in 1992/93 from San Francisco residents, an 86% increase over the four year period. United Way also reports that while the number of calls increased 51% from 1989 to 1992, the number of people receiving help to stabilize their housing situation decreased by 41%.

Public Assistance Caseloads Data provided by the San Francisco Department of Social Services indicates drastic increases in monthly caseloads for public assistance programs, which serve the lowest income population, many of whom cannot afford the lowest cost housing in San Francisco. From July, 1988 to July, 1993, the following caseloads increased: food stamp recipients increased from 19,385 to 30,252, 56% increase; GA recipients increased from 7,395 to 15,358, a 108% increase; and Medical recipients increased from 11,018 to 26,955, a 145% increase.

(i) 1993 Homelessness Estimate

It has been suggested that a current estimate may be arrived at by modifying the base 6,000 to 8,000 figures of the 1989 Beyond Shelter count by a factor reflecting the indicators of increasing economic distress listed above. These 1989 figures may be considered a fairly conservative starting point, since families were undercounted and the institutionalized homeless were not counted at all. Furthermore, the figures of 6,600 to 8,000 appear to be consistent with the admittedly undercounted S-Night figure of 5,500 in 1990.

These indicators of economic distress increased from 86-104% over a two to three year period and from 56-145% over a five year period. If this approach is correct, the current homeless population of the City would therefore be approximately twice the 1989-1990 levels, or 11,000 to 16,000 people.

The absence of hard evidence to support this estimate, however, leaves its accuracy open to dispute. Nevertheless, whether this particular approach is accurate or not, it appears safe to assume that the overall magnitude of the homelessness problem in San Francisco has not significantly decreased in recent years and is likely to have increased since the 1989 estimates and 1990 count.

(j) Inventory of Facilities and Services for Homeless Persons

Section II - Housing and Community Development Needs

San Francisco's current homeless program was initiated in 1982 when the city committed about \$600,000 to partially finance shelters operated by charitable and religious organizations. At that time, a Homeless Task Force was created and the city adopted a policy of trying to offer shelter to anyone in need. The following year, the Department of Social Services (DSS) began its "hotline" hotel program, referring people in need to central city SROs with vacant rooms. Since then the city has replaced the hotline with the Modified Payment Program and the development of 450 beds in multi-service centers.

Today, over 1,300 people receive some form of emergency shelter each night in San Francisco. An additional 800 people are in transitional programs for formerly homeless persons, including recovering alcoholics, persons with AIDS, psychiatric disabilities, and veterans.

There are also 1,000 people participating in the DSS Modified Payment Plan, which diverts a portion of a recipient's General Assistance check to an SRO landlord. Although the latter group are not technically homeless, the Modified Payment Plan is not intended as a permanent housing program.

(k) Emergency Facilities

Emergency shelters are intended to provide a temporary place to stay for individuals who have no place else to sleep. Due to the lack of low cost permanent housing, shelters have become semi-permanent residences for many persons. This situation has resulted in overcrowded, sometimes unsanitary conditions, and in a high rate of "turnaways" from a system which is always filled to capacity. During the second quarter of 1993 (April through June), there were an average of 14,619 turnaways per month from the shelters (Independent Housing Services). Since individuals may be turned away from more than one shelter in a given night, the turnaway figures could include duplications for individual applicants.

The status of emergency shelter in San Francisco changes monthly, with a larger number of beds available in the winter than in the summer. In September, 1993, the city's shelters had a sleeping capacity of 1,359, with an additional 165 beds available in the hotline hotel rooms. In the emergency shelters, there were sleeping facilities for 566 single adult males, 325 single women, 179 for singles of either sex, 62 adult females (and their children), 201 persons in families, and 26 unaccompanied youth. An inventory of the city's shelters is shown in Table 10 below.

Table 10: Inventory of Homeless Shelters, 1993

<u>Name</u>	<u>Group Served</u>	<u>Beds</u>	<u>Location</u>
AIDS Emerg. Fund/Rent Assistance	Persons with AIDS	61	
Asian Women's Shelter	Battered women & their children	20	
Diamond Youth	M/F, 12-17	20	Central/Haight
Dolores Street	Latino Men	70	Mission
DSS Emergency Housing Assistance	Single men & women elig. for GA	165	
Episcopal Sanctuary	Adults	M: 125 F: 125	SOMA
Hamilton Family	Families & pregnant women	70	Central/Haight
Hospitality House	M/F, 15-21	19	NOMA
Huckleberry House	M/F, 11-18	6	NOMA
La Casa de las Madres	Battered women & their children	25	Mission
Missionaries of Charity	Pregnant women & children und 5	17	Mission
NOMA Multi-Service Center	Adults over 18	M: 100 F: 100	NOMA
Raphael House	Families	50	NOMA
Richmond Hills	Families	40	Richmond
SF AIDS Foundation Emergency Vouchers	Persons with AIDS	14	
SOMA Multi-Service Center	Men over 18	200	SOMA
Shelter Joaquin	Single Latino men	15	Mission
Small Free Inn	Families	5	Mission
St. Anne's	Latino men	16	Mission
St. Anthony's	Women	40	NOMA
St. Paulus Women's	Women	60	Gough/Eddy
<u>Traveler's Aid</u>	<u>Families</u>	<u>36</u>	<u>NOMA</u>
TOTAL		1,420	

These shelters usually have specific hours during which people are admitted on a first-come, first-served basis. Most restrict the length of stay to a period between two weeks and 90 days. However, some require reapplication after just one night, and others have no maximum length of stay.

The level of supportive services provided at each shelter varies with the provider, the size of the shelter and the specific sub-population served. At a minimum, the shelters provide sleeping quarters, bathrooms and showers, mail and message receipt, and housing referral services. The most comprehensive services are provided at the two Multi-Service Centers north and south of Market. These centers function as central intake facilities which help people with specific needs reach the appropriate service provider. They offer shelter, clothing, food, health care and case management. Other shelters with extensive services are Episcopal Sanctuary, Hamilton Family Shelter, Hospitality House, and St. Anthony's.

The city's shelters are heavily concentrated in the North and South of Market neighborhoods. About 33 percent of the sleeping capacity is located South of Market, and 27 percent is located

Section II - Housing and Community Development Needs

in the North of Market area. The Mission District and Central/Haight areas each have about 10 percent of the total sleeping capacity, with a small percentage (3 %) in the Richmond District.

In addition to the shelters, AFDC provides emergency housing assistance cash grants to homeless AFDC recipients or AFDC eligible families. Private foundations and non-profit organizations such as the Red Cross and Catholic Charities also provide emergency housing assistance grants and loans to homeless people or those at risk of homelessness.

(I) Transitional Housing for Homeless

There are a number of transitional housing programs for families or persons with specific needs. These include programs for persons with AIDS, battered women, the psychiatrically disabled, recovering alcohol and drug abusers, veterans, and youth.

Table 11: Inventory of Transitional Housing for the Homeless, 1993

<u>Name & Address</u>	<u>Group Served</u>	<u>Number of Beds</u>
For Persons with Psychiatric Disabilities:		
Conard House/Hotel Dolores	Mentally disabled	58
Progress Foundation (Coop Apartments)	Mentally disabled	49
Swords to Plowshares (DeMontfort St.)	Mentally disabled veterans	16
<u>Conard House/Washburn Hotel</u>	<u>Mentally disabled adults</u>	<u>24</u>
Subtotal:		147

*Anticipated opening in 1994.

For Persons with Substance Abuse Problems:

Arlington Hotel	Recovering alcoholics	130
Covenant House (55 Jones Street)	Recovering alcohol/drug abusers (men only)	20
Delancey Street	Recovering alcohol/drug abusers (men only)	177
Jelani House (1601 Quesada)	Crack-addicted pregnant women	30
Pinehurst Lodge (1500 Valencia)	Recovering alcohol/drug abusers (women only)	20
St. Anthony Farm	Homeless and/or substance abusers (men only)	40
Seton Hall	Men only	42
Sojourner House (1724 Bryant)	Pregnant women recovering from substance abuse	12
<u>Walden House (390 Hayes)</u>	<u>Recovering alcohol/drug abusers</u>	<u>74</u>
Subtotal		545

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<u>Name & Address</u>	<u>Group Served</u>	<u>Number of Beds</u>
For Homeless Women & Children:		
Clara House (111 Page Street)*	Parents with children	45
De Paul House	Battered women & their children	10
Guerrero House (899 Guerrero)	Homeless youth under 18	20
Hospitality House (290 Turk Street)	Homeless youth (ages 15-21)	19
Innovative Housing (2380 Folsom Street)	Single women	16
Lifeline Women's Shelter	Women & children	n/a
Nailah House	Battered women	12
Rosalie House	Battered women	20
<u>Sojourner House</u>	<u>Homeless youth under 18</u>	6
Subtotal		148
*Anticipated opening in 1994.		

For Seniors:

Progress Foundation (2 Group Homes)	seniors with mental disabilities	12
<u>Cadillac Hotel</u>	<u>seniors</u>	6
Subtotal		18

For Persons with HIV/AIDS:

Baker Places (Scott St.)	Persons w/ AIDS & mental disabilities or subst. abuse	12
Guererro House	HIV homeless young adults (under 18)	3
Holly Park Circle*	Singles and families with AIDS	5
Larkin Street Youth Center	Youth with HIV (ages 18-25)	10
Rafiki House	African-American adults with AIDS	8
Restoration House	African-American women with AIDS/substance abusers	6
Rita da Cascia House (108 Cole)	Families with AIDS	8
S.F. AIDS Foundation	Families with AIDS	6
<u>S.F. AIDS Foundation</u>	<u>Persons with AIDS</u>	8
Subtotal		66

*Anticipated to open in 1994.

(m) Permanent Housing for Formerly Homeless Persons with Disabilities

The Cambridge, Canon Kip, Hamlin, Jordan, Knox, Ritz, San Christina, and the William Penn Hotels provide permanent housing for formerly homeless persons capable of independent living. Community Housing Partnership renovated the Senator Hotel to provide 87 units of permanent housing for formerly homeless families. Disabled homeless persons also receive housing counseling and referrals through Independent Housing Services, the Independent Living Resource Center, and the Progress Foundation.

Section II - Housing and Community Development Needs

The DSS Modified Payment Program, administered by the Tenderloin Housing Clinic, provides housing assistance to about 1,000 people. The program is limited to General Assistance, Social Security, or SSI recipients. The recipient's entitlement check goes directly to THC, who then pays rent at a discounted rate to participating SRO or apartment owners. The entitlement check paid to the recipient is reduced by the amount of the rent. Participants must be in the program for three months before becoming eligible for placement in a studio apartment.

Table 12: Inventory of Permanent Housing for Formerly Homeless Persons, 1993

<u>Name & Address</u>	<u>Group Served</u>	<u>Number of Beds</u>
Baker Places (484 Oak)	Single adults with mental disabilities	12
Cambridge Hotel (473 Ellis Street)	Homeless single persons	60
Canon Kip (SRO) (701 Natoma)*	Homeless single persons	104
Hamlin Hotel (385 Eddy Street)	Homeless persons	68
Hospice by the Bay (141 Leland Avenue)*	Persons with AIDS	51
Jordan Apartments (820 O'Farrell)*	Homeless persons (50% with mental disabilities)	54
Knox Hotel (241 6th Street)*	Homeless persons	140
Ritz Hotel (216 Eddy)	Homeless single persons	88
San Christina Hotel (1000 Market Street)*	Homeless single persons (50% with mental disabilities)	59
Senator Hotel (519 Ellis Street)	Homeless families	16
	Homeless single persons	71
Shanti Residential	Families with AIDS	5
<u>William Penn Hotel (160 Eddy Street)</u>	<u>Homeless single persons</u>	<u>91</u>
Subtotal		775

*Anticipated to open in 1994.

Source: Mayor's Office of Housing, 1993.

2. Unmet Needs of People who are Homeless

(a) The Unmet Need For Facilities and Services Generally

The numbers of homeless turned away from shelters indicate the severe shortage of emergency shelter, transitional and permanent housing for the homeless. In particular, there is an unmet need for services for the unsheltered homeless, whose access to services is limited by eligibility requirements or personal problems. Some of this need may be met by mobile teams providing services, by decentralized service locations, or by improved outreach and transportation assistance.

Special shelter or housing needs for certain homeless populations are not being met by existing facilities or housing which have eligibility requirements or occupancy behavioral standards which are too restrictive or unrealistic for certain special populations (such as requirements that clients be sober upon entry). For special populations, including persons with AIDS, a

mix of different populations is not appropriate for a number of reasons, including exposure to infections, and unique service needs. There are needs for additional specialized facilities and housing for all homeless subpopulations discussed below.

(b) The Unmet Needs of Special Homeless Sub-populations

Among the variety of reasons that people fall into poverty and homelessness are some that have to do with personal and social conditions or events that exacerbate their poverty or inability to function successfully in conventional housing environments. Persons with such special needs are not all poor or homeless; nor do all homeless persons fit into one of these special needs categories. However, while these groups require supportive services whether they are homeless or not, the need for these services dramatically increases when these groups are without housing. The street environment worsens the personal circumstances of persons in these groups and often exacerbates the problems that led to the loss of housing in the first place. Re-entry into the housing market is virtually impossible without supportive services.

(c) Persons who are Severely Mentally Ill

One of the most commonly perceived causes of homelessness is the deinstitutionalization of state hospital patients. However, the image of thousands of psychiatrically disabled people being dumped on the streets during the 1980s is largely exaggerated; deinstitutionalization has been occurring gradually for more than 30 years and was no more rapid during the 1980s than it was during the 1970s. What did happen during the 1980s was the erosion of the community-based support system that had been serving psychiatric patients after their discharge from State institutions. In addition, the expense of running licensed residential care facilities outpaced subsidies and many of these facilities were closed.

The psychiatrically disabled have also suffered from the erosion of services for poor people in general. Many lost their Supplemental Security Income benefits when the requirements for these benefits were changed in the early 1980s. Because of reduced funding levels and limited residential care capacity, supportive housing for people with mental illness has become a series of episodes rather than a way of life. These episodes may be interwoven with periods of homelessness.

In 1988, the United Way estimated that 30 percent of all homeless persons in San Francisco were psychiatrically disabled. According to the Division of Mental Health and Substance Abuse of the Department of Mental Health, 30-40% of homeless people are mentally ill. The state Comprehensive Homeless Assistance Plan estimated that 90% of single homeless women are mentally disabled. Beyond Shelter identified a need for residential settings, including lodges, transition houses, board and care facilities, hotels, and cooperative apartments, with social support services for 1,500 homeless mentally disabled people in 1989. A 1992 survey of the local homeless population emphasizes that many mentally disabled homeless people are

unable or unwilling to access emergency shelters, so that, to some extent, emergency shelters are not serving the most dysfunctional homeless population (Polaris, 1993). On the other hand, a 1987 Mental Health Association of San Francisco report suggests that homeless mentally ill people would access the social services needed to stabilize their living situations if guaranteed personal autonomy, affordability and permanency in their living situation.

(d) Persons with Alcohol/Drug Addictions

The 1988 United Way survey estimated that between 30 and 60 percent of all homeless persons had a drug or alcohol problem. Their findings are consistent with surveys of people living on San Francisco streets in 1985 and 1986. A San Francisco survey of 2,244 individuals in City-funded shelters from October, 1983 to August, 1986 found that 60% had a history of drug or alcohol problems. Street life for the substance abuser has become more harsh since the "skid row" days of past decades. Increased drug use has created a street environment of violence and crime. Life for addicted persons may consist of episodes of homelessness, incarceration, hospitalization, and rehabilitation.

Drugs and alcohol have always had the propensity to destroy people's lives although by themselves increased drug and alcohol use have not necessarily increased the number of homeless persons. These days, the numerous substance abusers who could once manage their addictions and live marginally in a residential hotel or other low-cost housing, now find it impossible to do so because of the loss of low-cost SROs and the overall increase in the cost of housing generally. While housing alone cannot break the link between addiction and homelessness, the chances of recovery are increased dramatically if safe, sanitary housing is available.

The 1992 study in Hospital and Community Psychiatry suggested that substance abuse frequently occurs as a result of homelessness (Polaris, 1993). The study reported that 19% of homeless adults developed alcohol abuse problems and 11% of homeless adults reported illegal drug use only after 1-5 years of homelessness.

There were 11,300 alcohol treatment visits by homeless persons to Department of Public Health (DPH)-funded facilities during the 1989-1990 fiscal year. Community Substance Abuse Services (CSAS) estimated that each person is seen an average of 3.4 times a year, suggesting an unduplicated total of about 3,300 persons (correspondence from COH, July 3, 1991). This figure excludes persons using outpatient services or facilities not funded by DPH. CSAS estimated that at least 90 percent of those seeking services in publicly-funded drug detox facilities (excluding San Francisco General Hospital) are homeless. There were 1,211 unduplicated homeless visits to drug detox facilities in 1989-1990 (correspondence from COH, July 3, 1991), including out-patient visits. CSAS provided detox services to 3,948 distinct individuals during the 1992/93 fiscal year, of which 3,553 were estimated to be homeless. Of the total, 661 had more than one detox episode during the year.

In, 1990, Beyond Shelter identified a need for residential alcohol treatment and support for 360 homeless alcoholics and 560 homeless people needing drug treatment.

(e) Persons Who are Both Severely Mentally Ill and Alcohol/Drug Addicted

There is limited information available on the extent of this dual diagnosis population among the homeless people. A 1992 survey of 87 homeless individuals in the Transbay Terminal found that 59% had a mental disability, of which 14% also had substance abuse problems. A 1987 Urban Institute study found that 8% of the sheltered population and 13% of the unsheltered population nationwide were both severely mentally ill and alcohol/drug addicted.

(f) Victims of Domestic Violence

Women and their children may become homeless as a result of domestic violence and abuse. There are currently 45 beds in two emergency shelters specifically set aside for women and children escaping abusive home situations. Between July, 1992 and June, 1993, there were more than 2,000 turnaways from these shelters. Women who are turned away are vulnerable to violence in the streets and some of the lower-cost residential hotels of the central city and are at risk of returning to a violent home environment. There is a need to create safe and secure environments, whether residential hotels, transitional housing, or group homes, for battered women. Day care, counseling, and vocational training are needed to assist in their transition to independent living.

Battered women shelter service providers report that 63% of homeless women are victims of domestic violence. This figure can be used to estimate the number of homeless women, not including their children, who are victims of domestic violence. Based on the estimate that 2/3 of the homeless population is single, of which 11-14% are women, battered single women make up 7-9% of the homeless population. Because this figure does not include battered female single parents, the estimate of the total battered women population would be even higher.

(g) Runaway and Abandoned Youth

An estimated 5 percent of all homeless persons in the United States are unaccompanied youth (Beyond Shelter, 1990). The state Comprehensive Homeless Assistance Plan estimated that 5-10% of the homeless statewide were runaway youths.

The San Francisco Chronicle suggested that runaway youths flock to San Francisco because of its "laid back" lifestyle and reputation for tolerance ("Runaway Youths Expected to Flood San Francisco," July 5, 1991, p.19). While not citing evidence for this suggestion, the Chronicle did cite an Office of Criminal Justice Planning Report which indicated that 8,789 youths

experienced homelessness in San Francisco between 1987 and 1989. There are indications that homelessness has increased since 1989; as of April, 1991, the Larkin Street Youth Center had helped 30 more clients than it did during all of 1990 (Chronicle, July 5, 1991). Among the problems confronting runaway youth is the increased incidence of HIV infection; a sample of 310 men and women at the city's shelters for runaway youth found that 13.4 percent tested positive for HIV (Chronicle, July 5, 1991).

Some homeless shelters distinguish between "runaway" and "homeless" youth, defining homeless youth as someone under the age of 18 who has been on the streets for 30 days or more (Polaris, 1993). However, both receive services from homeless youth shelters.

In 1988, the San Francisco Delinquency Prevention Division indicated an immediate need for supportive services in residential settings for 70 homeless youth. Specific proposals included a group home for 10 homeless youth with multiple problems, a "safe house" for 10 teen prostitutes, a substance abuse facility for 20 homeless youth, and transitional housing with counseling, educational assistance, and job training for 30 older homeless youth (Beyond Shelter, 1990).

(h) Persons with AIDS

According to a National Commission on AIDS report (July 1992), one half of the people with HIV/AIDS nationwide are homeless or imminently at risk of becoming homeless (CARE Council, 1993). A 1991 study by Dr. Andrew Moss of the University of California at San Francisco Medical Center found that 10% of the homeless people tested were HIV-positive. However, the CARE Council reports that service providers estimate that the number of HIV-positive homeless is 20-33%. A study by Dr. Andrew Zolopo or UCSF, based on a survey of 2,000 homeless persons in San Francisco, estimated that 95 of the homeless population are HIV positive (Draft HIV/AIDS Needs Survey, 1993). Nationwide, 15% of the homeless are infected with HIV (Lambert, 1989). Rates of HIV infection among the homeless are escalating most rapidly among intravenous drug users and the chronically mentally ill. HIV infection among those with marginal financial resources can be a direct cause of homelessness.

(i) Homeless Veterans

Veteran's are estimated to comprise over a third (36-37%) of the homeless population (Beyond Shelter, 1990). In 1986, the Joint Task Force on Homeless Veterans identified a need for job training and counseling for homeless veterans (Beyond Shelter, 1990).

3. Unmet Needs of People At-risk of Becoming Homeless

The indicators of the number of people threatened with homelessness listed below cannot be simply totalled to arrive at an aggregate number of people at extreme risk of homelessness,

In, 1990, Beyond Shelter identified a need for residential alcohol treatment and support for 360 homeless alcoholics and 560 homeless people needing drug treatment.

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An estimated 5 percent of all homeless persons in the United States are unaccompanied youth (Beyond Shelter, 1990). The state Comprehensive Homeless Assistance Plan estimated that 5-10% of the homeless statewide were runaway youths.

The San Francisco Chronicle suggested that runaway youths flock to San Francisco because of its "laid back" lifestyle and reputation for tolerance ("Runaway Youths Expected to Flood San Francisco," July 5, 1991, p.19). While not citing evidence for this suggestion, the Chronicle did cite an Office of Criminal Justice Planning Report which indicated that 8,789 youths

experienced homelessness in San Francisco between 1987 and 1989. There are indications that homelessness has increased since 1989; as of April, 1991, the Larkin Street Youth Center had helped 30 more clients than it did during all of 1990 (Chronicle, July 5, 1991). Among the problems confronting runaway youth is the increased incidence of HIV infection; a sample of 310 men and women at the city's shelters for runaway youth found that 13.4 percent tested positive for HIV (Chronicle, July 5, 1991).

Some homeless shelters distinguish between "runaway" and "homeless" youth, defining homeless youth as someone under the age of 18 who has been on the streets for 30 days or more (Polaris, 1993). However, both receive services from homeless youth shelters.

In 1988, the San Francisco Delinquency Prevention Division indicated an immediate need for supportive services in residential settings for 70 homeless youth. Specific proposals included a group home for 10 homeless youth with multiple problems, a "safe house" for 10 teen prostitutes, a substance abuse facility for 20 homeless youth, and transitional housing with counseling, educational assistance, and job training for 30 older homeless youth (Beyond Shelter, 1990).

(h) Persons with AIDS

According to a National Commission on AIDS report (July 1992), one half of the people with HIV/AIDS nationwide are homeless or imminently at risk of becoming homeless (CARE Council, 1993). A 1991 study by Dr. Andrew Moss of the University of California at San Francisco Medical Center found that 10% of the homeless people tested were HIV-positive. However, the CARE Council reports that service providers estimate that the number of HIV-positive homeless is 20-33%. A study by Dr. Andrew Zolopo of UCSF, based on a survey of 2,000 homeless persons in San Francisco, estimated that 95 of the homeless population are HIV positive (Draft HIV/AIDS Needs Survey, 1993). Nationwide, 15% of the homeless are infected with HIV (Lambert, 1989). Rates of HIV infection among the homeless are escalating most rapidly among intravenous drug users and the chronically mentally ill. HIV infection among those with marginal financial resources can be a direct cause of homelessness.

(i) Homeless Veterans

Veteran's are estimated to comprise over a third (36-37%) of the homeless population (Beyond Shelter, 1990). In 1986, the Joint Task Force on Homeless Veterans identified a need for job training and counseling for homeless veterans (Beyond Shelter, 1990).

3. Unmet Needs of People At-risk of Becoming Homeless

The indicators of the number of people threatened with homelessness listed below cannot be simply totalled to arrive at an aggregate number of people at extreme risk of homelessness,

because the same individuals may fall into several categories. For example, a General Assistance recipient may be living in a hotel through the Modified payment program and may also be on a Public Housing Waiting List. However, these measures do provide information about the general scope of the number of people at extreme risk of homelessness.

Severe Overpayment of Rent. This is probably the best indicator of the total number of people at extreme risk of homelessness. Very low income households who pay more than 50 percent of their income on rent may be at risk of homelessness due to the lack of money available to meet other living expenses. A health care crisis, job loss, or unforeseen major expense could result in eviction for failure to pay the rent.

In 1980, there were 28,600 very low income households--nearly 10 percent of the city's households--in this category. This number has increased to 32,749 in 1990, 44% of very low income renter households and 11% of the City's households overall. An additional 2,242 low income households were paying over 50% of their income for rent in 1990, bringing the total lower income renter households severely overpaying for housing to 34,991 households.

Welfare Recipients. Because public assistance levels are so low compared to housing costs in San Francisco, the vast majority of welfare recipients may be presumed to be homeless or at extreme risk of homelessness. This population is a subset of the more general category of people severely overpaying rent. The DSS supportive service figures provide one indicator of the number of persons whose incomes are not sufficient to meet their basic living costs, including shelter.

The DSS supportive service figures provide one indicator of the number of persons whose incomes are not sufficient to meet their basic living costs, including shelter. During 1991, there were 37,288 persons receiving AFDC, 13,027 persons on general assistance, 45,173 persons receiving food stamps, and 248 receiving Refugee Cash Assistance. Monthly caseloads for public assistance have increased significantly from May 1990 to May 1993: AFDC increased 10.6%, Food Stamps 45.2%, General Assistance 50.0%, and MediCal 110.3%. Many of these persons are likely to receive benefits from more than one of these programs, of course, but it is also likely that the total number of persons receiving some form of direct social service benefit probably exceeds 10 percent of the city's population.

Number of People Living in Seriously Substandard Housing. People living in housing that is seriously sub-standard, and/or grossly inadequate to their needs may be presumed to be extremely low income, unable to afford standard market-rate housing, and probably at-risk of homelessness.

In 1980, there were more than 17,000 lower income housing units that violated the city's housing code (Housing Assistance Plan, 1988). There were also 21,8930 housing units that were overcrowded in 1980, which increased to 32,838 in 1990 (U.S. Census), an increase of 10,945 units, or a 50% increase. Although persons in these units do have a place to live, their

housing may be grossly inadequate for their needs.

All over San Francisco, but especially in lower income neighborhoods, there are families living in apartments or residential hotel rooms designed for singles or couples. There are thousands of Southeast Asian families living in SRO hotel rooms in the Tenderloin (Correspondence from COH, July 3, 1991). There are also many persons who are staying with friends or relatives because they have lost their housing or are unable to afford market rate housing.

Participants in Modified Payment Plan. The DSS Modified Payment Program (MPP) provides reduced rent in residential hotels or studios for persons who agree to have their GA or SSI check sent directly to their landlord (through Tenderloin Housing Clinic). MPP participants are unable to afford market rate housing and would potentially be homeless without this program.

There are about 3,000 persons per year, or 1,000 persons at any one time, participating in this program (Tenderloin Housing Clinic, July, 1993). Others are reluctant to exchange their GA check for shelter, and may elect to live outdoors.

Persons Released from Jails or Hospitals without Forwarding Address. Parolees may be released to halfway houses, work furlough residences (there are ~~///~~ work furlough beds in the city), private residences, or they may be released with no forwarding address. In the latter case, parolees may become homeless. Persons released from the county jail may also give no forwarding address and be homeless.

Patients may also be discharged from San Francisco General or Laguna Honda Hospitals with no forwarding address. These patients may be discharged to "hotline" hotel rooms; however, if these rooms are full, they may be discharged without shelter. Other persons may choose to be discharged without shelter due to the poor living conditions in the hotline hotels.

According to the California Department of Corrections, there are an increasing number of felons paroled to San Francisco: while 3,326 were paroled in 1988, the number has increased to 4,342 in 1990, a 31% increase in two years (EDD, June, 1990 and June, 1992). Statistics are not currently maintained on the number of persons paroled or released from the county jail without a forwarding address. However, Northern California Service League reports that 167 of their clients in the first six months of 1993 were homeless upon exiting County jail or San Quentin state prison. The Sheriff's Department estimated in 1992 that 15 homeless people were incarcerated each day (Board of Supervisors Budget Analyst).

The number of persons without housing released from the City's public hospitals is currently not monitored.

Foster Care Departures. When runaway, abandoned, or orphaned youth reach the age of 18, they become ineligible for state guardianship and the accompanying benefits. As young adults, they may lack the education, experience, and vocational skills needed to live independently; the low-wage jobs for which they are qualified may not generate enough income to afford market rate housing. Without parental support or the resources to pursue higher education or vocational training, this population is at risk of becoming homeless.

The DSS Foster Care program coordinator has indicated that almost one quarter (11 out of 50) of the youths emancipated from the Foster Care program in the 1992/93 fiscal year did not have a home to go to and within 6 months to a year even more would become homeless because they have no family support network (phone conversation, August 13, 1993).

Residents of Housing with Expiring Subsidies. As discussed in Section B1.6 (a) there are 7,000 units of affordable housing that are at risk of becoming market rate housing due to the termination of federal subsidies or use restrictions. Most of the families and individuals in this housing would be at-risk of homelessness as their housing costs rise beyond their ability to pay.

Public Housing and Section 8 Waiting Lists. The San Francisco Housing Authority (SFHA) periodically creates waiting lists for households applying for public housing units where their housing costs are limited to 30% of their income. The lists are maintained separately for seniors, disabled persons and families wishing to live in public housing or to receive Section 8 rent subsidies to help them pay for market rate housing. SFHA estimates that over 90% of its residents are extremely low income at the time they apply for public housing. Those waiting to be placed are consequently at-risk of homelessness.

The public housing waiting lists were officially opened for applicants on an on-going basis in October, 1992. The waiting time varies by unit size and is considerably longer for larger units. Approximately 76 applicants are placed in vacated units each month. Consequently, the monthly turnover is about 1.2 percent of the total stock. The number of households on the current waiting lists are: Seniors (2,160), Disabled (1,975), and Families (4,950). Of this total, approximately 4,000 are homeless.

The current list for the Section 8 program was established in 1986. Recently, the list was updated and those who did not respond to the SFHA were eliminated from the list. The list includes 27 senior, 37 disabled, and 1,331 family households. New lists for this program may be established if the existing list is depleted and sufficient funding is available. The major factors affecting waiting time are bedroom size and the availability of housing certificates. On average, families wait five years before receiving a certificate.

Requests for Emergency Eviction Prevention Assistance. People depending on public assistance or minimum wage jobs are at an extremely high risk of becoming homeless if faced

with sudden job loss, medical problems, or other unanticipated expenses. Eviction assistance is a critical component in preventing homelessness. Such assistance includes counseling, legal advice, emergency loans, and money management assistance.

The Season of Sharing provides rental arrears assistance and move-in expenses, including security deposit and first and last months rent. This assistance is limited to "one-time ever" assistance per household. During the 1992-93 fiscal year, the program reported assisting 366 households with move-in expenses and 341 households with back rent payments. Of those assisted, 97 were two parent families and 364 single parent families. Of those assisted, 965 were children, 217 were families on AFDC, 15 were seniors, and 226 were disabled persons or seniors. Season of Sharing reports that an increasing number of working poor and an increasing number of disabled, primarily those with AIDS, need rental assistance.

Catholic Charities, which provides rental assistance and rent deposit guarantees, received 1,200 calls last year requesting eviction prevention assistance.

Many eligible applicants are turned away due to the relatively small amount of funds available for these programs.

Economic Indicators. The unemployment rate provides some indication of the number of homeless persons in San Francisco. With today's eroded safety net and reductions in unemployment benefits, the risk of homelessness is much greater than it was a decade ago for persons losing their jobs. After seven years of decline, the unemployment rate in San Francisco began to increase in 1990. Between June, 1990 and June, 1991 alone, unemployment increased from 4.0 to 5.8 percent.

Underemployment is also a good indicator of the income deficiencies which lead to homelessness. Persons who are underemployed may be working part time when they would prefer to work full time, or they may be in a position which does not fully utilize their income-earning potential (preferring such a position to unemployment). In addition to low wages, underemployed persons may bear the additional burden of paying their own health care and insurance costs. Data on underemployment is not currently available. However, temporary work grew nine times faster than employment as a whole during the 1980s (nationally), and there were four times as many temporary workers in the country in 1988 as there were in 1973 (Beyond Shelter, 1989). This change created a growing number of working poor people whose ability to secure and maintain housing is precarious at best.

The indicators listed above should be monitored in a coordinated, consistent manner. More complete and accurate record-keeping is needed for particular indicators, including the numbers of families living in SROs, the number of persons released from jails or hospitals without housing, and the number of youths leaving foster care without housing. Application records for public entitlements and health assistance must clearly indicate the housing status of

all applicants. Finally, additional data is needed to determine the extent of underemployment.

E. Community Development Needs

1. Neighborhood Facilities Needs

A wide range of privately and publicly owned neighborhood facilities provide needed services and programs directed at serving low and moderate income residents. These include childcare centers, senior activity centers, senior meal sites, homeless shelters, special needs facilities and multipurpose neighborhood centers providing a variety of services for all age groups. These neighborhood facilities provide low and moderate income residents with low-cost meals and medical services, recreation programs, drug treatment and counseling, child care services for working parents, counseling and employment referrals for non-English speaking residents, tutoring, and job training for the unemployed. The demand for human services requires that existing facilities be used to maximum potential. The availability of a variety of services for all age groups (children, youth, adults, and seniors) at these facilities improve the quality of life in the neighborhood.

2. Public Space Improvement Needs

Public spaces are intensively used in dense, urban areas. Low income people living in overcrowded conditions or even single room units use public spaces for their social networking. Public spaces include streets, sidewalks, alleyways, school yards, and public housing grounds. Physical improvements are often needed in neighborhoods where traditional playgrounds and small parks are inadequate to serve neighborhood needs. For example, a neighborhood primarily composed of older residents may experience a sudden increase in the number of children, necessitating play space and similar neighborhood improvements.

Neighborhood-based physical improvement projects can produce immediate impact by increasing public safety and security, removing blight and litter, providing recreational and open space for both children and senior citizens, making spaces accessible to persons with disabilities, and enriching the cultural and ethnic identity of the neighborhood. These improvement projects also emphasize the optimum use of the very limited usable open areas within the City's most densely populated neighborhoods.

3. Public Services Needs

A complete and comprehensive revitalization of a neighborhood may require human services to support physical development activities. Residents of lower income neighborhoods often face barriers that impede their attainment of decent full time employment, including: education, employment training, job placement and referral, and English language ability. Medical

services, legal representation, immigration counseling, and childcare can also represent major obstacles for many of the City's low and moderate income households.

These needs are, of course, inextricably linked to poverty and the difficulty that poorer households face in obtaining such services. The public service programs, to the extent possible, provide for the most basic human needs. The public service programs complement CDBG-funded physical projects, such as housing rehabilitation or new playground facilities, and work as a component of a larger, more comprehensive approach to neighborhood revitalization.

4. Economic Development Needs

One of the many economic problems facing the City is the erosion of the industrial, large business and small business sectors caused by downsizing and the out-migration of businesses from San Francisco. This decline reduces tax revenues, purchasers of goods and services, and eliminates employment opportunities for residents. The loss of businesses decreases the City's resources while increasing the demand for City services.

San Francisco is also experiencing a shift in emphasis from within the local economy from production activities (blue-collar manufacturing and wholesaling) to office and service sector employment. This means a changeover from a balanced blue-and-white collar employment market to a market emphasizing administration (which often depends upon a highly-trained and often non-resident labor force), and services (which is often characterized by low wages). To mitigate these trends in the short run, there is a goal of retaining and creating job opportunities for City residents, particularly for low and moderate income persons. In the long run, the goal remains to increase the size of the small business sector - which is reported by the Department of City Planning as making up 95% of the number of firms in the City.

San Francisco's smallest businesses (one to four employees) make up over 53% of businesses in the City. In recent years, economic forces business consolidation have combined with changing consumer habits to threaten the stability and viability of small neighborhood-based businesses. The City needs to promote the stability and vitality of neighborhood commercial areas particularly in low and moderate income neighborhoods. The City will continue to assist small businesses by working with merchants to implement public improvement plans and encouraging merchants to renovate their shops and increase employment through a variety of small business loan programs.

The decline in financial resources in both the public and private sectors has increased the reliance on leveraging CDBG program funds with private monies, and other federal, state, and local funding. This requires a partnership between the public sector and the private sector with government providing incentives to spur business investment in the City which will stimulate job creation and retention. The City will utilize the CDBG Program to support community

economic development efforts resulting from designation of several of the City's neighborhoods as 'enterprise zones' by the State of California, and the possible designation of several neighborhoods as "Enterprise Community" areas. In addition, the City will apply for funds from both the Section 108 Loan Guarantee Program and the Economic Development Initiative to more fully capitalize a revolving loan fund available to small businesses and micro-enterprises.

The primary strategy of the CDBG economic development program is to support the goals of the City's overall economic development efforts. This effort has four components:

- a. Reducing unemployment and under-employment through job training and expansion of employment opportunities.
- b. Maintaining a vital, balanced and diversified economic base that provides job opportunities for a highly diverse labor force.
- c. Promoting business retention and expansion particularly for industries that create jobs for the City's chronically unemployed.
- d. Ensuring efficient and effective environmental, land and energy resource use are used while pursuing economic development objectives.

F. Public and Assisted Housing Needs

Public Housing¹³ in San Francisco is operated by the San Francisco Housing Authority (SFHA). The general mission of the Housing Authority is to promote the well being of residents through the provision of decent, safe and sanitary publicly owned housing and to expand tenants' opportunities for economic stability and essential human services. It has been providing such housing for low income families and individuals since 1938.

SFHA is the 16th largest housing authority in the United States. It manages over 6,700 units of conventional public housing at a 98 percent occupancy rate with close to 16,000 residents. Public housing unit sizes are distributed as follows: 1,558 studios, 1,291 one bedrooms, 2,435 two bedrooms, 1,069 three bedrooms, 318 four bedrooms, 50 five bedrooms, and 1 six bedroom unit. There are currently 9,085 families and individuals on the waiting list for public housing in San Francisco.

The resident public housing population is ethnically diverse: 51% African American, 23% Asian/Pacific Islander, 12% White, 10% Latino, less than 1% Native American, and 6% other races or ethnicities. All of the Housing Authority units serve very low and extremely low income households, most of whom are unemployed. The average income of a Housing

¹³Publicly owned and operated housing--as opposed to (for-profit and non-profit) privately owned and operated housing--whose affordability is assisted by public capital, rental or operating subsidies.

Authority family is \$9,200 annually and there is an 11 percent level of employment.

The average size of a Housing Authority household is 3.3 persons and 78% of the families are headed by single parents. In some of the sites, this figure is as high as 94%. Overall, a range of socio-economic indicators reflecting employment, income, educational attainment, crime and family situation reflect severe distress for many Housing Authority residents.

The SFHA has adopted a federal preference policy for taking applicants from the waiting list as public housing units become available. Preference for admission is granted to applicant families whose circumstances meet any one of the following definitions in the order listed:

- (1) *Involuntarily Displaced.* Applicant who has been involuntarily displaced or has vacated their home due to one or more of the following reasons:
 - a. Natural disaster or catastrophe such as fire, flood or earthquake.
 - b. Domestic violence where applicant has actual or threatened physical violence directed against self or any family member by spouse or other household member.
 - c. Governmental action resulting from code enforcement, public improvement or development.
 - d. Landlord eviction or lease termination after meeting all conditions of occupancy other than a rent increase.
- (2) *Living in Substandard Housing.* Applicant who is homeless or non-homeless according to the following:
 - a. Homeless or lacking a fixed, regular and adequate nighttime residence including living in a shelter or institution designed to provide temporary living accommodations.
 - b. Non-homeless but living in a home that does not provide safe and adequate shelter and in the present condition endangers the health, safety or well-being of your family, or it has one or more critical defects.
- (3) *Paying More than 50% of Income for Rent.*

The Authority also administers housing subsidies for 5,419 families and homeless individuals through the Section 8 Certificate, Section 8 Voucher, Moderate Rehabilitation and McKinney programs. The Housing Authority derives its revenues from federal operating subsidies and

from rents (residents pay 30% of income for rent).

1. Public Housing Stock Condition and Rehabilitation Needs

Over 6,200 of the Housing Authority's public housing units are in projects requiring more than \$5,000 per unit in rehabilitation in the next five years and most of the buildings are more than 30 years old. As a general result of age, heavy use and inadequate rehabilitation subsidies, major portions of these structures have suffered substantial deterioration. In addition, many of these developments suffer from poor initial design, which will exacerbate management problems until redesign occurs.

An independent consultant retained by the Housing Authority has estimated that the twenty year cost of modernizing all facilities is about \$383 million. Approximately \$134.5 million is needed immediately for major reconstruction and modernization of Sunnysdale, Hayes Valley North and South, Yerba Buena Plaza East, Potrero Terrace and Annex, Bernal Dwellings, Westbrook Apartments and Hunters View.

The Authority currently administers over \$20 million annually in comprehensive rehabilitation funds which are designed to modernize or replace outdated units. These funds have only been made available in the past few years and are beginning to alleviate some of the huge backlog of physical improvement needs.

A listing of public housing developments that receive HUD Comprehensive Grant Program funds appears as Appendix A of this Plan. This listing is taken from San Francisco Housing Authority's *1994 Comprehensive Grant Program Annual Submission*.

2. Recent Administrative and Management Improvements

The Housing Authority recently ended a most dismal era in its history. After eight years on HUD's nationwide list of troubled housing authorities, the agency earned its way off the list in 1992. Recently, confirmatory review by HUD declared that the Authority is still a "standard" performing agency. At a time when federal funds were at an all time low, the Authority delivered new sources of funds, broadened program activities.

The Housing Authority, as in other parts of the country, is facing increasing drug abuse. Working hand in hand with residents, the police and neighborhood representatives, the Housing Authority has pioneered a comprehensive approach to prevention and intervention programs. For the past four years, the Housing Authority has applied for and received funds through the federal Drug Elimination Program.

The Drug Elimination Program funds have been used to provide services, programs and activities to nurture children, strengthen families and give youth acceptable outlets for self

expression. For youth, youth sports, summer jobs, field trips, tutoring and gang prevention activities have been developed. For parents, programs include parenting skill classes, drug treatment, health care, job training/placement and self esteem counseling. A portion of these funds are also set aside specifically for direct intervention with aftercare, drop-in care, 24 hour residential treatment and family support programs on public housing sites.

3. Public Housing Modification Needs for the Physically Disabled

The Housing Authority accommodates for the needs of physically disabled residents by providing ramps, grab bars, and electrical outlets for special medical equipment. Recognizing the need for additional improvements to meet the needs of the disabled, the Housing Authority has successfully obtained funding to modify units for 171 disabled residents, of which 26 are deaf, 41 are blind, and 104 use a wheelchair.

4. Public Housing Units to be Converted or Demolished

The Housing Authority is developing plans to revitalize three public housing sites. New Public Housing will be built on the Bernal Dwellings and Plaza East sites and Section 8 Project Based replacement housing will be developed through acquisition and rehabilitation or new construction off-site. The new housing will be offered first to families currently living at the sites and then to families on the Housing Authority waiting list. Hayes Valley is proposed for redevelopment with mixed Section 8 Project Based/Tax Credit Housing on the sites and Section 8 Project Based replacement housing off-site. This new housing will also be offered first to families now living at Hayes Valley and then to families on the Public Housing waiting list.

Overall, there are 778 public housing apartments with a total of 1,371 bedrooms in these three developments. Due to poor original design and years of wear and tear, these buildings are in deplorable condition. The proposal would replace these poorly designed units with 548 new townhouse and flat style apartments on-site and 230 new and/or rehabilitated units off-site. There would be a total of 1,293 bedrooms on the existing sites, resulting in a reduction of only 78 bedrooms.

In order to create new housing that is more compatible with the surrounding neighborhoods in density and appearance, there would be a "thinning" or reduction of units on all of the sites. However, to make up for units lost on the sites, 230 affordable 1 and 2 bedroom housing units will be created using the Section 8 Project Based rent subsidy program. The Housing Authority will work with the Mayor's Office of Housing and non-profit housing development corporations for the development of the off-site replacement housing. Every effort will be made to locate replacement housing in the neighborhoods in which the public housing is now located.

The combined on-site and off-site replacement housing units will equal the original total of 778 units. At the same time, there will be a net gain of approximately 180 affordable bedrooms for the city. Both public housing residents and surrounding neighbors will benefit from the reduction of the large concentrations of extremely low income families on the public housing sites.

The Housing Authority will request replacement housing for all public housing demolished and not replaced on the existing sites as part of HUD Demolition Application/Replacement Housing Plans. If approved, an allocation for Section 8 Project Based Housing would come directly to the Housing Authority from HUD, out of the national annual appropriation and not from the city's annual allocation. As a fall back, if less than the full amount of Section 8 Project Based Housing is awarded in response to the Replacement Housing Plans, the Housing Authority does have the authority to use up to 15 percent of the local Section 8 Tenant Based Certificate Program for Project Based housing.

The Section 8 Project Based Program would guarantee Fair Market Rent level income for units in each replacement housing building. Tenants, who would come from the Housing Authority waiting list, would pay no more than 30 percent of their income as with public housing. These residents mirror the public housing residents in terms of income levels. The vast majority are public assistance recipients, with a small percentage of working poor.

The Housing Authority will temporarily relocate all residents displaced by the redevelopment plans into existing vacant public housing or with Section 8 Tenant Based Certificates. Existing residents will be offered an opportunity to move into the new housing when it is completed, if they are current on their rental payment and they have maintained a record of lease compliance.

5. Project-based Rental Subsidies

There are 9,904 units in assisted-housing developments across the City which either had federally-insured mortgages (accompanied by affordability requirements), or federal subsidies which provided the owners of these units with the difference between 30 percent of the tenants' income and a HUD established rent for the units. While the 1990 Residence Element reported 9,976 units in this category, including 6,015 non-profit units and 3,961 for-profit units, the difference can be attributed to changes in the inventory that have occurred in the last two years and different reporting methods. About 54 percent of the households participating in the program were elderly, while about 46 percent were families.

6. Tenant-based Rental Subsidies

The Housing Authority administers 4,041 tenant-based and an 1,076 project-based Section 8 certificates and vouchers. These units have the following unit sizes: 1,066 studios, 997 one

bedrooms, 1,517 two bedrooms, 1,198 three bedrooms, 300 four bedrooms, 33 five bedrooms, 1 six bedroom, 3 seven bedrooms, and 2 eight bedroom units. The overall vacancy rate for the variety of tenant-based vouchers and certificates as of June, 1993, was 5.5%.

The SFHA leased housing programs provide direct assistance payments to property owners for families, elderly, and disabled individuals, allowing the household to secure private housing of their choice. Part of the reason for their success is that the Section 8 programs allow individuals and families to retain their dignity by blending in with other families without being identified as being poor.

G. Lead-Based Paint Needs

Lead-based paint (LBP) in housing has increasingly become recognized as a serious potential hazard to children under the age of seven. The effects of lead poisoning are irreversible and can cause IQ reductions, reading and learning disabilities, decreased attention span, hyperactivity and aggressive behavior.

Although lead was banned from residential paint in 1978, more than three-fourths of the homes built prior to 1978 contain lead-based paint. The older the property, the more likely it contains lead-based paint. Units which tend to have a higher incidence of LBP hazards include deteriorated housing units, particularly those with leaky roofs or plumbing, or units rehabilitated with unsafe rehabilitation practices. There are no significant differences in the incidence of LBP hazards by income of the household or value or tenure of the home, or between single-family or multi-family housing.

A September 1993 report for the City's proposed Primary Prevention Program for Lead-Based Paint Hazard Reduction provides information on the number and geographic distribution of currently active lead poisoning cases. A higher number of reported cases were in the Mission District (30% of active cases) perhaps because of a concentration of testing in that area. Other areas with a high number of reported cases include the Downtown/North of Market area (19%) and the Potrero Hill and Hunters Point areas (15%).

Title X of the Housing & Community Development Act of 1992 defines a "hazard" as any condition causing exposure to lead from lead-contaminated dust, soil, or paint that is deteriorated or present in accessible or friction surfaces. Lead-based paint hazards result from exposure to lead dust through deterioration, abrasion impact, or disturbance of painted surfaces. Risk assessment requires on-site analysis to determine the existence, nature, severity and location of lead hazards. Abatement measures include encapsulation, enclosure, and permanent removal.

As Table 13 indicates, an estimated 78% of the existing housing stock in the City, or 237,999

units, contains lead based paint. The estimated 154,116 rental units with LBP represent 77% of the occupied rental housing stock, and the estimated 83,883 owner-occupied units with LBP represent 80% of the owner-occupied housing stock in 1990. An estimated total of 87,858 units with lead based paint are occupied by lower income households, 52,456 of which are very low income households and 35,402 of which are low income households.

Table 13: Estimated Number of Units with Lead-Based Paint

Year of Construction	Total LBP Units	Rental Units	Owner Occupied	Household Income Very Low	Low
Pre 1940	150,806	99,028		51,778	34,815
1940-59	57,411	32,420		24,991	5,728
1960-79	22,782	22,668		7,114	11,913
Totals	237,999	154,116		83,883	52,456
					35,402

Source: Derived 1990 Census data regarding the age of units and the national LBP incidence rates reported in 1991 HUD report to Congress, i.e., 90% for units built before 1940, 80% for units built between 1940 and 1959, and 62% for housing built between 1960 and 1979.

H. Fair Housing Needs

Physically disabled populations, or those with an illness or impairment which impedes his/her ability to function independently includes a variety of physical conditions, such as visual impairments, hearing impairments, orthopedic impairments, arthritis, heart disease, intervertebral disk disorders, asthma, nervous disorders, hypertension, diabetes, emphysema, cerebrovascular disease, and bone disorders. Persons with HIV/AIDS tend to have mobility problems in the middle to late stages of HIV progression, vision and hearing loss in the late stages, and speech impediments and loss in the final stage.

Independent Housing Services has estimated that 12 percent of San Franciscans, or about 97,000 persons, are or will be disabled by 1995. The Department of Rehabilitation provides a somewhat higher estimate that 15-18% of the population are physically disabled in 1993. Census data indicates that 31,041 adults in 1990 had mobility limitations, of which 17,323 also had self-care limitations. Assuming that those with self-care limitations would need supportive housing services, the needs for this population are discussed in the supportive housing needs section of this document. Based on Census data for 1990, the remaining population of physically disabled in need of special housing without services would total 13,718 persons.

The physically handicapped experience housing problems due to the shortage of affordable housing and because of the design of most conventional housing. The disabled tend to have diminished ability to afford suitable housing due to fixed incomes, and in some cases, diminished employment capacity. Housing needs unique to these populations include

handicapped accessibility and modifications for deaf or blind. Some 40 percent of the total physically disabled population, or about 39,000 persons, will need accessible housing (Residence Element, 1990). Accessible housing accommodates the special needs of the physically disabled, particularly the need for wheelchair circulation. It is important that units for disabled populations be located in areas near transportation and services to enable independent living.

The federal Fair Housing Amendments Act of 1988 established requirements for handicapped accessibility in newly constructed multi-family projects of five or more units available for occupancy after March, 1990. These requirements apply to ground floor units only, unless other floors are accessible by an elevator. The legislation adopts an "adaptable design" standard, with specific design requirements including accessible entrances and routes, accessible environmental controls and adaptability for grab bars in bathrooms. While this legislation could have great impact in providing housing for the physically handicapped, it does not require that these units be rented to handicapped persons. The State Building Standards commission also adopted similar new Title 24 handicapped regulations effective January 1990, which revised previous handicapped accessibility requirements.

The Fair Housing Amendments Act could also have a widespread impact on land use permit approvals for facilities for the disabled of all types by prohibiting special or conditional land use permit requirements for group homes or other developments for the handicapped. This legislation also expanded federal fair housing protections prohibiting discrimination in sales or rentals to handicapped individuals and allows tenants to make handicapped structural modifications to rental units at the tenant's expense.

A recent survey shows that only 10 percent of the rental units built by non-profit developers in San Francisco provide disabled access (Residence Element, 1990). In private housing, it is estimated that fewer than two percent of San Francisco's rental stock is minimally accessible. The Mayor's Disability Access Task Force estimated that 500 new market rate units and about 250 new low cost fully adaptable units are needed every year. It also estimated that disabled access needs to be adaptively provided in existing units at a rate of about 150 units per year (Residence Element, 1990). The new construction and rehabilitated accessible housing need over the next five years is therefore expected to be about 4,500 units.

San Francisco will undertake a required analysis of impediments to fair housing. This analysis should be completed prior to the beginning of San Francisco's 1995 program year.

III. HOUSING AND COMMUNITY DEVELOPMENT STRATEGIC PLAN

San Francisco's Consolidated Plan has been developed with the following goals:

Elimination of slums and blight, elimination of conditions that are detrimental to health, safety and public welfare, conservation and expansion of the nation's housing stock, expansion and improvement of the quantity and quality of community services, better utilization of land and other natural resources, reduction of the isolation of income groups within communities and geographical areas, restoration and preservation of properties of special value, and the alleviation of physical and economic distress.

A. Anti-Poverty Strategy and Coordination

It is San Francisco's intent to develop goals and policies for reducing the number of households with income below the poverty line. To prepare such goals and policies, there is a recognized need to consult with members of the community, appropriate public officials, and public and private agencies. As indicated in the Introduction, there was insufficient time during preparation of this initial Consolidated Plan to adequately formulate and discuss the elements of an "anti-poverty" strategy for San Francisco. The Mayor's Office of Community Development will bring together appropriate community, public and private participants in early 1995 to begin formulating and developing such a strategy. An "anti-poverty strategy" will be included in San Francisco's 1996 Consolidated Plan.

Coordination among city departments and program service providers currently exist to some degree through:

- Inter-departmental staff meetings staffed by the Mayor's Office of Community Development.
- Various task forces and committees which exist to oversee specific program areas, such as the Homeless Task Force, the HOME Advisory Group, the HOPWA Planning Committee, and numerous neighborhood task forces (Mission Task Force, Visitacion Valley Task Force, Mayor's Disability Council, etc.).
- Private sector committees, such as the United Way Allocations Committee and the Northern California Grantmakers.

The Mayor's Office of Community Development will focus on improving the coordination among these groups beginning in 1995 in order to develop a more consistent and unified

approach towards addressing Consolidated Plan objectives. This will be described in more detail in the 1996 Consolidated Plan.

B. Housing and Community Development Resources

1. Introduction

The City faces an enormous challenge in marshalling the resources necessary to implement its plan. Although resources for low income housing development, community development, and economic development have been scarce in the past, the situation, specifically for housing, looks even worse for the future. While a number of funding programs, such as CDBG, HOME and the Hotel Tax Fund are expected to remain a stable source of funds, other important programs which the City has relied on are no longer in existence or have decreased funds available.

At the local level, the City is facing significant financial problems. The dire financial condition of the City makes identifying additional sources of funding for affordable housing extremely difficult. At the same time, the Redevelopment Agency's Citywide Tax Increment program is projected to reach its maximum funding capacity in three years and be unable to fund additional citywide housing.

At the State level, two statewide bond financed housing programs have been fully allocated, and new bond funds can be authorized only by a statewide vote. Economic conditions and the State's own fiscal crisis make this a difficult challenge. At the Federal level the Federal budget deficit is a severe constraint on the amount of funds that will be available. The permanent authorization of low income housing tax credits and mortgage revenue bonds adds some stability to long range planning.

The City is aggressively pursuing all forms of funding available. Local funds are being used to successfully leverage Federal, State and private funds. The City has worked closely with local lending institutions to ensure that private credit is available for low income housing. Nonetheless, the current decline in State and local resources requires that additional funding sources be sought at all levels. There are no easy sources, and the fiscal crises affecting all levels of government make this an extremely challenging problem.

Although capital financing for the acquisition, rehabilitation and construction of affordable housing is the single most important type of resource needed, resources are needed for a variety of other activities as well. In order to implement a truly comprehensive community revitalization strategy, funds must be available for all of the following eight categories of activities:

- Capital Financing: funds for acquisition, rehabilitation, construction, and

- preservation of affordable housing.
- ☐ Supportive and public services for low income persons.
- ☐ Community economic development, with emphasis on job creation.
- ☐ Rehabilitation of community facilities.
- ☐ Operating costs associated with permanent, transitional, and emergency housing for extremely low income people.
- ☐ Rental assistance.
- ☐ Assistance to first-time homebuyers.
- ☐ The administrative costs of City agencies and non-profit corporations that provide affordable housing and other community development and human services.

The balance of this section examines the resources that are currently available for these activities and an analysis of the need for additional resources. Given the historical volatility of funding levels and the lack of local control over state and federal funding decisions, no attempt has been made to estimate the actual dollar amount of resources that the City expects will be available.

2. Resources for Housing Capital Subsidies

The City is anticipating a drop in capital funding over previous years due to a decline in three of the most significant sources of capital funding. Two state bond-financed housing programs, funded with bonds passed in 1988 and 1990 by voters, provided over \$51 million to 17 new construction projects in San Francisco and over \$26 million to 19 rehabilitation projects. Funding for these programs has run out, and new money for the programs has not been authorized by the voters or the legislature.

In addition, the City's largest pool of local money available for capital projects, tax increment financing from the San Francisco Redevelopment Agency, is expected to decline significantly over the next three years. Since 1989, over \$61 million has been made available for capital costs. Of this, \$33.75 million has been made available on a citywide basis, with the rest reserved for redevelopment project areas or other special purpose projects. Overall, this funding is expected to decline significantly as the limit of the Redevelopment Agency's bonding capacity is reached. The funds available for citywide use are expected to decline most significantly, and be phased out within three years.

A number of locally administered sources of funds continue to provide a reliable source of capital funding. These include Community Development Block Grants, HOME, Housing for People with AIDS, and the Hotel Tax Fund. For 1993, these funds total approximately \$19.6 million (1993 appropriations only). While this is a significant amount of money, the drop in state funding means that local funds will be able to leverage less outside sources, local funds will have to make up a greater percentage of project costs, and fewer units can be built.

Most funding sources are restricted to certain housing types and population groups, and carry a number of restrictions and regulations which sometimes make them difficult to use. Descriptions of these problems are included below along with the descriptions of individual resources. For federal funds, in addition to program specific requirements, all projects must also comply with federal regulatory requirements such as environmental, relocation and accessibility requirements. While aimed at important objectives, these requirements are difficult to interpret and implement and can unnecessarily add time and cost to development projects. In addition, restrictions in some federal programs make it impossible to combine them with other federal funds, or to use locally controlled federal funds (i.e. CDBG, HOME) as a required match.

Because of the City's goal to leverage its funds whenever possible, and regulations regarding State and Federal funds, most projects require three or more sources of funds in order to be feasible. If multiple sources are used for predevelopment, construction, and permanent financing, it is not unusual to have eight to ten sources of funding. This leads to significant transactions and legal costs, delays in the development process, and raises the level of sophistication and experience needed by the developer and funding agencies.

There is a need for additional flexible resources which can be used for multiple purposes, including predevelopment, construction, and permanent financing, and which do not have overly burdensome regulations.

Most importantly, there is a need for resources at all levels that are stable and provide a reliable level of funding from year to year. The lack of continuity in state and federal funding sources makes it extremely difficult for the City to effectively plan and implement a long term investment strategy.

The following is a description of the sources of expected capital funds.

(a) Locally Administered Federal Resources

1. COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS.

Community Development Block Grant (CDBG) funds are allocated each year by approval of the Board of Supervisors, based on recommendations by the Mayor's Office and the CDBG Citizens Committee on Community Development. The Housing Subcommittee of the Citizens Committee prepares recommendations for housing related activities, which have historically included funds for both capital and non-capital housing activities. For 1995, CDBG housing capital funding totaled \$4.5 million of which \$1.5 million was allocated for the Community Housing Rehabilitation Program for rehabilitation of low income owner occupied housing, rental housing, and residential care facilities; and \$3.0 million was allocated to the Housing Site Acquisition Program for acquisition of low income housing and sites. These funding

levels are expected to remain stable. CDBG capital funds are administered by the Mayor's Office of Housing.

In addition, funds have also been allocated to the Public Housing Rehabilitation Program. These funds provide for primarily security and safety related improvements to public housing, and for rehabilitation projects requested by public housing tenant associations. For 1995, \$314,000 has been allocated from CDBG to this program.

2. HOME FUNDS.

The HOME Investment Partnership Program was enacted as part of the 1990 Cranston-Gonzales National Affordable Housing Act. HOME funds are distributed on a formula basis to qualifying local jurisdictions and may be used for capital development activities as well as tenant-based rental assistance and administration. Fifteen percent of the funds must be set aside for qualified community based non-profits. The funds are entitlement grants to the City and are administered by the Mayor's Office of Housing.

The amount of funding is dependant upon annual authorization by Congress. For fiscal year 1992, San Francisco received \$8.2 million, but in 1993 the amount dropped to \$5.4 million. It is expected that the 1995 amount will remain stable at \$5.6 million.

Problems associated with HOME funds include:

- Cannot be used for costs associated with commercial space or manager's unit.

- Cannot be used on an existing unit if existing tenant is not income eligible.

- Funds must be disbursed throughout project period--can be difficult to coordinate with other funding sources.

- No lump sum drawdown for projects under construction.

- Per unit subsidy and rent limitations are inadequate for group housing.

3. HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS (HOPWA).

These funds are an entitlement grant allocated to those areas with the largest numbers of cases of AIDS. The funds can be used for a variety of housing activities to serve low-income persons with AIDS or related diseases and their families including capital costs, rental assistance, and support services. The Mayor's HIV/AIDS Health Services Planning Council sets priorities for use of HOPWA funds.

HOPWA funds are administered by the San Francisco Redevelopment Agency. Funding allocation is based on a formula which includes the number of persons with HIV/AIDS in the jurisdiction. The city received \$5.7 million in 1993. Of this, \$3.3 million has been allocated for capital uses. The city expects to receive approximately \$10 million in total HOPWA funds for 1995.

4. HOUSING AUTHORITY COMPREHENSIVE GRANT PROGRAM.

This formula-based entitlement program provides funds to the San Francisco Housing Authority for use on Housing Authority-owned public housing. These funds can be used for a variety of activities, including rehabilitation, comprehensive modernization, hazardous materials testing and abatement, modifications for physically disabled and management improvement activities. The Housing Authority updates a five-year plan and adopts a yearly plan which prioritizes the spending of the funds which totalled \$18,744,221 for 1993 and are projected at \$21.7 million for 1995.

5. LEAD-BASED PAINT ABATEMENT PROGRAM.

This is a grant program awarded on a competitive basis to develop cost-effective community strategies to abate lead based paint problems in housing. Funds may be used for rehabilitation and other abatement programs.

The Mayor's Office of Housing was awarded a \$6.0 million HUD grant in 1994 for lead-based paint abatement. The City is proposing a primary prevention program stressing education, outreach, and interim methods for reducing lead based paint hazards.

6. URBAN REVITALIZATION DEMONSTRATION GRANT.

This competitive program provides grants to public housing authorities for replacement of severely distressed public housing. The San Francisco Housing Authority has received a \$50.0 million grant from HUD to demolish and replace the Bernal Dwellings and Yerba Buena Plaza East.

(b) Federally Administered Federal Resources for Capital Financing

1. HOPE 1 (PUBLIC HOUSING HOMEOWNERSHIP PROGRAM).
2. HOPE 2 (HOMEOWNERSHIP OF MULTI-FAMILY UNITS).

These programs provide planning and implementation grants to enable tenants to purchase their buildings. Eligible capital activities include housing rehabilitation, and for non-public housing, acquisition costs. The San Francisco Housing Authority applied for and received HOPE 1 Planning grant funds for two developments, Alemany (\$171,000) and Potrero Terrace/Annex (\$220,000). The activities funded include resident management corporation capacity building, economic development planning, counseling/training for homeownership and feasibility studies. funds were also committed for masterplanning at the Potrero developments. HOPE 2 planning funds have been committed at Geneva Towers.

3. LOW INCOME HOUSING PRESERVATION PROGRAM.

This competitive grant program provides funds to eligible applicants to purchase housing projects whose federal assistance is expiring, in order to maintain the affordability of the units. Two San Francisco projects have received technical assistance or predevelopment grants from this program.

4. LOW INCOME HOUSING TAX CREDITS.

The Federal Low Income Housing Tax Credit Program has been a major source of capital financing for affordable housing in recent years. In 1992, over \$33 million was committed in capital costs for affordable housing projects in San Francisco. Capital is raised by the formation of limited partnerships between non-profit developers and private investors who purchase federal tax credits in exchange for capital contributions to development. Allocation of credits is done by the California Tax Credit Allocation Committee through a competitive process with rules favoring construction of family rental housing, senior housing, SROs and special needs housing.

The amount of capital that can be raised in this manner is limited in a number of ways including federal limitations on how many credits each State may allocate to such partnerships and the strength of the market for such credits.

Problems associated with these funds include:

- High transaction costs, very complicated financing structures.

- Difficult deadlines for commencement of construction and project completion.

5. MCKINNEY SUPPORTIVE HOUSING PROGRAM.

This program provides capital, operating and service grants for acquisition and renovation of permanent or transitional housing for homeless persons and permanent housing for homeless persons with disabilities. Project sponsors apply directly to HUD and must compete with projects throughout the country for these grants.

Problems associated with McKinney Supportive Housing funds include:

- Program underfunded, intensely competitive.

- People coming out institutionalization or treatment programs of 30-days or longer are not considered homeless for purposes of HUD's ranking of applications for funding.

6. SECTION 202 ELDERLY PERSONS PROGRAM.

Section 202 funds can be used for new construction or substantial rehabilitation of housing for

very low income elderly persons who are independent, at risk of being frail, or already frail. Funded projects must also provide supportive services which are not funded by this program. Section 202 funds are provided in the form of capital advances and operating cost subsidies.

7. SECTION 811 DISABLED PERSONS PROGRAM.

This program provides capital advances and operating cost subsidies for new construction, substantial rehabilitation and acquisition of housing for very low income persons with physical and developmental disabilities, persons who are chronically mentally ill, and for persons disabled as a result of HIV. The awards are competitive and awarded directly to project sponsors.

8. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SPECIAL GRANT.

The City of San Francisco was the recipient of a special one-time \$4.0 million grant for the provision of a detoxification and sober housing facility for homeless individuals. The City is currently in the process of locating a site for the facility.

9. HOUSING AND URBAN DEVELOPMENT FUNDS FOR GENEVA TOWERS.

HUD is the owner of Geneva Towers, a 576 unit high rise housing development located on the southern edge of the City. The property is in very poor condition and plagued by drug and crime problems. HUD is in the process of deciding whether the project will be renovated or reconstructed, and how much HUD funds will be invested in the project. The cost rehabilitating the building has been estimated at \$50.0 million.

(c) State Resources

1. CALIFORNIA HOUSING FINANCE AGENCY MULTI-FAMILY PROGRAM.

CHFA provides first mortgages for acquisition, rehabilitation and new construction projects. Mortgage proceeds are funded from tax-exempt bond fund issues. In every development 20% of the units are required to be affordable to households at 50% of the median income. Loans are fully amortized and carry an interest rate approximately 150 basis points below a taxable mortgage instrument.

Problems associated with this program include:

Must pay bond fees.

Scarcity of credit enhancement limits the availability of the program.

2. RENTAL HOUSING CONSTRUCTION PROGRAM (RHCP)

3. CALIFORNIA HOUSING REHABILITATION PROGRAM - RENTAL (CHRP-R)

4. PREDEVELOPMENT LOAN PROGRAM.

All State funds administered by the Department of Housing and Community Development are awarded on a competitive project proposal basis and San Francisco projects have been very successful in recent years in obtaining funds. Unfortunately, all three of these programs have depleted all available funds and no new funding applications are being accepted. Voters statewide will consider a ballot measure in 1994 to authorize additional bonds to finance the CHRP and RHCP programs, which provide deferred interest loans for acquisition, rehabilitation and new construction. The Predevelopment Loan Program received no funding authorization from the legislature for the year and is being required to deposit all loan repayments directly into the state's general fund.

(d) Local Resources for Capital Financing

1. CODE ENFORCEMENT AND REHABILITATION FUND.

This fund is used to make loans to very low income households for the correction of life threatening code deficiencies in single and two-family houses. The maximum loan amount is \$7,500 per year. As of July, 1993, there was \$175,000 available in the fund for the CERF program. The funds are allocated to the City by the State which collects back taxes on properties with housing code violations. The fund is administered by the Mayor's Office of Housing.

2. HOTEL CONVERSION MITIGATION FEES.

The Hotel Conversion Ordinance requires owners of residential hotel rooms to replace units which are to be removed from the rental housing market through one of a variety of means outlined in the Ordinance. Units may be replaced through mitigation payments paid to the City, or through one of the eligible programs for direct replacement. Typically, a direct replacement is accomplished by providing financial support to a developer of new low income housing, or by entering into a joint venture partnership with an affordable housing developer. The Planning Commission must approve the proposal, and MOH is involved only if a direct mitigation payment is to be made. Approximately \$350,000 was available from this source in 1992. The Ordinance has been invalidated recently by a Federal court. This ruling is currently under appeal by the City.

3. HOTEL TAX.

The portion of the Hotel Tax allocated for housing is established by ordinance, and the allocation is from the Controllers Office through the Chief Administrative Officer. The Ordinance requires the funds to be used only for the new construction of low income elderly/disabled housing units. One of the objectives of the 1994-98 CHAS Strategy is to

amend the ordinance to allow use of the funds for other categories of housing including special needs housing. For fiscal year 1993-94, \$3.7 million will be available. This amount is expected to remain stable or to increase slightly over the five year CHAS period.

4. MISSION BAY CITY AND COUNTY HOUSING SUBSIDIES.

Local subsidy dollars are expected to be needed to produce approximately 148 units of affordable housing in Mission Bay during the 5-year period. The amount needed will be dependent on other sources of financing available at the time of development. The source of this subsidy cannot be from the currently existing local housing development funds.

5. MISSION BAY DEVELOPER CONTRIBUTIONS.

At the Start Date of the Mission Bay Development, the developer is required to make a \$2,000,000 payment to the City to be used for the acquisition and rehabilitation of single room occupancy hotels. This expected to occur sometime in 1994. Another \$2,000,000 payment is required before the first office building permit will be issued. In addition, the developer will contribute, over thirty years, approximately 16 acres of land to the City to be used for affordable housing development.

6. OFFICE AFFORDABLE HOUSING PRODUCTION PROGRAM (OAHPP).

OAHPP is an ordinance requiring developers of new commercial office developments to mitigate the effect of such development on the availability of affordable housing. In general, a mitigation fee is either paid to the City or directly to an affordable housing project. The Planning Department and MOH must approve the mitigation measure which must be made prior to receipt of building permits by the commercial office developer. OAHPP funds must be used for construction of new housing units.

Due to the almost complete halt in the development of office space in the past several years, only \$125,000 in payments have been made in the last two years. No additional OAHPP funds are expected until economic conditions warrant the construction of new office space.

7. REDEVELOPMENT AGENCY-OWNED LAND.

The Redevelopment Agency provides agency-owned land at a discount in exchange for affordability restrictions. For market-rate sites, developers must comply with the Agency's inclusionary zoning requirements. There are 12 currently undeveloped sites which have been set-aside for the development of housing, and two sites under development. Of these 14 sites, 4 will be used for market rate housing and 10 will be used for affordable housing.

8. SEISMIC REHABILITATION BONDS.

In 1992, voters approved a bond measure to raise funds for the seismic upgrading of residential unreinforced masonry buildings. The bond will provide \$350 million, with no more than \$35 million to be available per year. \$150 million of the proceeds (\$15 million per year) will be made available at below market rates for the seismic upgrading of buildings occupied by low income residents. The funds are expected to be available beginning in January 1994.

9. SURPLUS CITY-OWNED LAND.

Surplus city-owned property is difficult to utilize. The land inventory is controlled by individual departments (such as the School District, Public Works, Parking Authority, Municipal Railway) seeking to realize significant value for their surplus properties. Therefore, these departments have little incentive to make land available at reduced or no cost. The most recent inventory by MOH of city-owned land suitable for housing development was completed in 1988. Most parcels which might be obtainable are very small and suitable only for single-family development. One parcel identified in the survey has been used for affordable housing development. In addition, the Planning Department identified housing opportunities on City owned land as part of the 1990 Residence Element.

The San Francisco Housing Authority owns land that is developed at a lower density than permitted and reflected by the surrounding neighborhood. One large site undergoing comprehensive modernization is relatively low density. Up to 500 units of in-fill first time homebuyer or other moderate income housing is being evaluated for this and another public housing site.

Other land owned by the State, other public agencies, and the federal government may be suitable for affordable housing development. These include freeway sites cleared as a result of the Loma Prieta earthquake (Central Freeway sites) and decommissioned military bases (Hunter's Point Naval Shipyard and Treasure Island.)

10. TAX-EXEMPT MULTI-FAMILY REVENUE BONDS.

The Mayor's Office of Housing, the Redevelopment Agency and the Housing Authority all have the capacity to issue tax-exempt mortgage revenue bonds. For multi-family bonds, 20% of units built with bond proceeds must be affordable to very low income residents.

11. TAX INCREMENT BOND PROGRAM.

The San Francisco Redevelopment Commission and the Board of Supervisors approve the budget for the Redevelopment Agency which includes the annual allocation of Tax Increment

Bond proceeds. The Agency adopted a policy in 1989 that exceeds State requirements by committing 55 percent of all Tax Increment Bond proceeds for affordable housing. In the past five years, these funds have provided over \$73 million for affordable housing activities. Approximately half of this has been available for use citywide, while the other has been reserved for redevelopment project areas and for other specific uses.

The amount of tax increment (T.I.) funds available is expected to decrease significantly due to a drop in the Agency's unused bonding capacity. For FY 1994-95, the amount of money available for capital programs is \$8.75 million. Of this, \$4.75 million will be used Citywide and \$4 million is reserved for the South of Market Redevelopment project areas. It is expected that the funds available for citywide use will decrease substantially over the next two years.

The loss of T.I. funds will be particularly serious because they funds are unusually flexible. T.I. funds have relatively few use restrictions (other than they must be used for affordable housing activities). Unlike federal funds, they do not trigger time consuming federal environmental review requirements, the Uniform Relocation Act requirements, and reduced tax credit equity potential. Because of the added cost and time associated with federal requirements, tax increment funds have proven to be essential to the feasibility of some projects in the past.

(e) Private Resources for Capital Financing

1. INCLUSIONARY ZONING PROGRAMS.

The Planning Commission and the Redevelopment Agency have each adopted discretionary policies requiring the developers of market rate multi-family housing to include a minimum number of affordable units within their developments (generally 10% for Planning projects, 20-40% for Agency projects). The policy applies to situations where the value of density, height, setback, and other bonuses, or the investment of public funds improve a project sponsor's property. While 197 affordable inclusionary units have been approved by the Planning Commission since 1988, only 25 have been built due to the slow pace of private development in the City.

2. PRIVATE MULTI-FAMILY DEBT.

Financial institutions provide financing to low income housing projects as part of their requirements under the Community Reinvestment Act. Private construction loans are often one of the major sources of construction financing for affordable housing projects. However, private loans generally comprise a much smaller proportion of total permanent financing for affordable housing projects, because affordable rents limit the cash flow available for debt service. Projects targeting very low income households often cannot support any debt service.

3. PRIVATE OWNER EQUITY.

An equity contribution is usually required of for-profit owners as a condition of receiving City affordable housing funds. In addition, some of the larger non-profit developers have the resources to provide equity to their affordable housing projects, primarily from fees earned in the development of tax credit projects.

4. PRIVATE-OWNER MATCHING FUNDS.

The Strategy includes continuation of a program to provide rehabilitation loans to private owners of rental housing in exchange for long-term affordability restrictions. The Rehabilitation Matching Funds Program requires that private owners match public funds at a one to one ratio. If the full \$1,000,000 allocated to this program is disbursed, an additional \$1,000,000 in owner equity would be invested in the housing.

3. Resources for Supportive Services and Economic Development

While existing community services are a critical component of a supportive services strategy, experience has indicated that services are most effective if they are provided in conjunction with housing or economic development and address specific needs. Resources for these services is in critically short supply. Particularly needed are funding sources which can provide multi-year commitments. Resources for services are also vital because a number of federal programs require that services be provided from non-federal resources. It is vital that local resources are available for services in order to leverage these capital funds.

Progress in this area has been significant in the last year due to the funding of a City Social Services Pool, funded at \$3.0 million from the General Fund for FY93. These funds will be used to provide social services in conjunction with new special needs housing projects. However, given the city's fiscal problems, the future funding of this pool, as well as homeless services provided by the Department of Social Services and the Department of Public Health, is far from assured. Federal service funds are also available; however, these programs have limited funding and are intensely competitive.

(a) Locally Administered Federal Resources

1. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG).

The Public Services Program provides funds to community-based non-profit organizations for direct services to low and moderate income persons. These services are generally community based, not housing project based. These services include employment training, legal services,

educational services, housing counseling, youth and family services, shelter services, food distribution, and health and counseling services.

CDBG regulations prohibit allocations of more than 15 percent of expected annual income (CDBG entitlement plus program income) for public services. This means that there is little flexibility for localities to fund public services at levels which may be determined as required to address need for these services. Approximately \$5 million is allocated to this program in 1995. This level of funding has been made available in part because of high levels of program income earned by the San Francisco Redevelopment Agency. Without significant program income, San Francisco can support only \$3 million of public services. These funds are administered by the Mayor's Office of Community Development.

2. EMERGENCY SHELTER GRANTS.

This entitlement program provides funds for operating costs, rehabilitation, and social services provided in conjunction with emergency shelters. Homelessness prevention is also an eligible activity. In 1993, the City received \$289,000, a significant decrease from the previous year. It is anticipated that the 1995 Emergency Shelter Program will receive approximately \$644,000. These funds are administered by the Mayor's Office of Community Development.

3. HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS (HOPWA).

HOPWA funds may be used to provide support services linked to residential facilities for people with AIDS/HIV and their families. In 1993, \$850,000 of the total \$5.7 million allocation has been set aside for supportive services. For 1995, this level is expected to increase to \$1.5 million.

4. HOME.

HOME funds may be used to fund supportive service staff in conjunction with HOME funded housing sponsored by a designated Community Housing Development Organization (CHDO). These funds are limited to \$50,000 per CHDO per year.

5. ECONOMIC DEVELOPMENT INITIATIVE.

San Francisco has been notified that it has been awarded a \$600,000 Economic Development Initiative Grant for 1995. This grant must be used in conjunction with a Section 108 Loan Guarantee Program application which is pending HUD approval. These funds will be used to capitalize a community economic development revolving loan program providing funds to small businesses and micro-enterprises creating jobs for low and moderate income persons.

6. SECTION 108 LOAN GUARANTEE PROGRAM

An application has been submitted to HUD for \$6 million to capitalize an economic development revolving loan program designed to assist small businesses and micro-enterprises that are intending to create jobs available to low and moderate income persons.

7. ENTERPRISE COMMUNITY PROGRAM

Applications were submitted to HUD for designation of specific San Francisco neighborhoods as Enterprise Community areas. If San Francisco is selected, there is the possibility that access to additional federal resources may be available.

(b) Federally Administered Federal Resources for Supportive Services

1. DRUG ELIMINATION GRANTS.

The San Francisco Housing Authority has received its fourth grant through the federal Drug Elimination Grant Program. The \$973,500 grant is being used for the following activities: safety and security, comprehensive preventive and supportive services, educational programs and activities to strengthen the family.

2. MCKINNEY SUPPORTIVE HOUSING PROGRAM.

This program provides capital, operating and service grants for acquisition and renovation of transitional housing for homeless persons, and permanent housing for homeless persons with disabilities. The program is an excellent resource for service funds as it will pay 100% of the service budget for the five year grant period. Project sponsors apply directly to HUD and must compete with projects throughout the country for these grants.

(c) State Resources

1. STATE ENTERPRISE ZONE DESIGNATION

California has designated several San Francisco neighborhoods, including South Bayshore, Mission, South of Market, Mission Bay Project area, Tenderloin, Chinatown, and the Western Addition) as State Enterprise Zones. This designation provides state tax benefits to businesses creating jobs in these neighborhoods. In addition, a \$2 million loan fund was created specifically to assist businesses in these areas.

(d) Local Resources

1. SUPPORTIVE SERVICES GENERAL FUND POOL.

\$3.0 million is available in FY93-94 for supportive services provided in conjunction with new special needs housing. Housing providers may apply for these funds in conjunction with capital funds.

2. DEPARTMENT OF SOCIAL SERVICES.

The Department of Social Services (DSS) contracts with non-profit agencies to provide services in conjunction with emergency, transitional and permanent housing for homeless persons. This is paid for from City General Funds. For FY93-94, funds budgeted for DSS housing related contracts total \$7.2 million. Of this total, approximately one third, or \$2.4 million, is used to provided social services to housing residents and homeless persons. This represents a slight increase over the previous year funds.

3. MODIFIED PAYMENT PLAN.

Administered by the Department of Social Services, this program allows General Assistance (G.A.) and Supplemental Security Income (SSI) recipients to have their rent paid directly to a residential hotel owner from their G.A. or SSI proceeds. Approximately 920 people are currently in the program. The program is expected to grow only moderately.

4. DEPARTMENT OF PUBLIC HEALTH.

The Department of Public Health contracts with non-profit agencies to provide service enriched transitional and permanent housing programs for people with psychiatric disabilities. For 1993, \$1.9 million from the General Fund is being used to provide the supportive services and the operating cost of the housing.

(c) Private Resources for Supportive Services

1. SOCIAL SERVICE ORGANIZATIONS, PRIVATE FOUNDATIONS.

Private foundations and the United Way provide funds to myriad of social service organizations to assist them with providing essential services to low income San Francisco residents. These include employment training, health services, children's services, cultural activities, advocacy organizations, legal services and others. In many cases, these grants are not renewed, leaving these social service organizations with an inability to sustain services.

4. Sources of Project-Based Operating Subsidies

Beyond the capital costs necessary to produce affordable housing, resources are needed for the

cost of ongoing operation and maintenance of the housing. Ideally, operating costs are paid from cash flow generated by rental payments. However, for emergency housing or housing for extremely low income residents, rental payments are generally not sufficient to pay the operating costs. In order to make emergency, transitional or permanent housing for homeless and other extremely low income households feasible, either project-based rental assistance or a direct operating subsidy is needed.

(a) Locally Administered Federal Resources

1. EMERGENCY SHELTER GRANTS.

This entitlement program provides funds for operating costs, rehabilitation, and social services provided in conjunction with emergency shelters. These funds are estimated at \$644,000 for 1995 and are administered by the Mayor's Office of Community Development.

2. PUBLIC HOUSING OPERATING FUNDS.

The San Francisco Housing Authority receives federal funds to make up the difference between tenant paid rents (at 30% of income), and the costs of operating San Francisco's public housing. The amount received in for the 1992-93 fiscal year was \$19,970,280, or \$248 per unit per month.

(b) Federally Administered Federal Resources for Operating Subsidies

1. MCKINNEY SUPPORTIVE HOUSING PROGRAM.

This program provides capital, operating and service grants for acquisition and renovation of transitional housing for homeless persons, and permanent housing for homeless persons with disabilities. The program provides 75% of the operating budget in years one and two, and decreases to 50% for the remainder of the five year grant period. Project sponsors apply directly to HUD and must compete with projects throughout the country for these grants.

2. SECTION 202 ELDERLY PERSONS HOUSING PROGRAM.

3. SECTION 811 DISABLED PERSONS HOUSING PROGRAM.

Both of these programs provide a Project Rental Assistance Contract (PRAC) in conjunction with the capital subsidy which funds the difference between the project's operating costs and tenant-paid rent. This allows tenants to pay only 30% of their income for rent.

(c) State Resources

1. MEDI-CAL REHAB OPTION.

Under the state funded Medi-Cal program, the "Rehab Option" will pay for some supportive services provided to Medi-Cal eligible tenants. Currently, four City funded housing programs for people with psychiatric disabilities receive \$321,576 in yearly Medi-Cal reimbursements.

(d) Local Resources

1. DEPARTMENT OF SOCIAL SERVICES.

The Department of Social Services (DSS) contracts with non-profit agencies to provide emergency and transitional housing. The costs for operating this housing is paid from the City's General Fund. For FY93-94, funds budgeted for DSS housing related contracts total \$7.2 million. Of this total, approximately two thirds, or \$4.8 million, is used for operating costs. This represents a slight increase over the previous year funds.

2. PROPERTY TAX EXEMPTIONS.

Projects owned by non-profit owners and entirely occupied by tenants earning less than 80% of the median income are not required to pay any property tax. This is a significant reduction in operating costs which allows enhanced affordability of the housing.

(e) Private Resources for Operating Subsidies

1. PRIVATELY FUNDED EMERGENCY HOUSING.

There are a number of privately funded emergency shelters run by non-profit organizations in the City. Please see the inventory of emergency shelters in Section A2.3 (a) on page CP-38.

5. Sources of Rental Subsidies

The federal government is virtually the only source of long-term rental subsidies. Federal Section 8 Certificates and Vouchers are administered through the San Francisco Housing Authority and pay the difference between what a tenant can afford (30% of household income) and private market rents. The number of tenant-based certificates and vouchers is expected to grow modestly in the future. There is a great need for additional project-based rental subsidy, particularly for projects serving extremely low income persons. Some Section 8 project-based subsidies are available through HUD's programs for the homeless; however, limited funds are available and these programs are extremely competitive.

Locally administered funds have historically not been used for rental subsidies, though a portion of HOPWA funds has been allocated for rental assistance for persons with AIDS.

(a) Locally Administered Federal Resources

1. HOME.

Tenant-based rental assistance is an eligible use of HOME funds. To date, the City has not used the funds for this purpose, however the City may chose to use HOME funds for rental assistance during the period of the five year Strategy.

2. HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS (HOPWA).

HOPWA funds may be used to provide rental assistance to people with AIDS/HIV and their families. In 1993, \$1.45 million of the total \$5.7 million allocation has been targeted for rental assistance. For 1995, \$2 million is targeted.

3. SECTION 8 RENTAL ASSISTANCE.

The Housing Authority currently administers Section 8 tenant-based rental assistance for approximately 4,041 households. This amount is expected to rise only moderately over the five year CHAS period. The Housing Authority must compete regionally for the rental assistance. An additional 1,076 units have project-based rental subsidies, most from HUD programs which are no longer active. The Housing Authority may designate up to 15% of Section 8 Rental Assistance to specific projects.

(b) Federally Administered Federal Resources for Rental Assistance

1. SECTION 8 MODERATE REHABILITATION PROGRAMS FOR SROs.

This program provides rental assistance to SRO owners which allows them to obtain private financing for the rehabilitation of SROs to be used for homeless tenants. Awards are made on a nationwide, competitive basis.

2. SHELTER PLUS CARE.

This program provides rental assistance for homeless persons with disabilities. Support services must be provided. The rental assistance can be tenant-based, project-based, or sponsor-based. Localities apply to HUD in a national competition. The City of San Francisco has applied for rental assistance and was awarded \$2.85 million in late 1994.

(c) State Resources

NONE: No State resources are expected to be made available for rental assistance during the five-year period of the 1994 CHAS.

(b) Local Resources

NONE: No locally generated resources are anticipated at this time for rental assistance during the five-year period of the 1994 CHAS.

(c) Private Resources

1. PRIVATE FOUNDATIONS AND CONTRIBUTIONS.

The United Way administers a fund which provides rental assistance to needy San Francisco households. These funds pay back rent or other short term assistance to households in danger of eviction, as well as providing funds for move-in costs for households that do not have enough cash to pay a security deposit and first and last month's rent. This fund had \$383,000 for 1993, which was provided by Season of Sharing, FEMA, Emergency Shelter Grant and St. Anthony's Foundation.

Another fund is administered by Catholic Charities Family Resource Center. This fund provides security deposit guarantees. \$50,000 of the fund is from Northern California Grantmakers, and can be used by households throughout the Bay Area. Additional funds (\$31,000) only for San Francisco residents is provided from a State Emergency Shelter grant, however this funding will not be available after 1993.

5. Resources for First-Time Homebuyer Assistance

The most effective federal programs for homeownership are the homeowner mortgage interest deduction, and federally guaranteed home loans. Despite these incentives, homeownership remains out of the reach of a large portion of San Francisco residents. Only limited resources are available through federal and state resources to assist first time homebuyers. City resources remain limited because of the lower priority that the City has placed on homeownership housing relative to rental housing.

(a) Locally Administered Federal Resources

1. HOME.

Home-buyer assistance is an eligible use of HOME funds. To date, the City has not used the funds for this purpose.

(b) Federally Administered Federal Resources

- 1. HOPE 1 (PUBLIC HOUSING HOMEOWNERSHIP PROGRAM).**
- 2. HOPE 2 (HOMEOWNERSHIP OF MULTI-FAMILY UNITS).**

3. HOPE 3 (HOMEOWNERSHIP OF SINGLE FAMILY HOMES).

This program provides financial assistance for homeownership. Non-profit organizations and public agencies can apply for grants to plan and implement homeownership programs.

(c) State Resources for Home-buyer Assistance

1. CALIFORNIA HOUSING FINANCE AGENCY.

CHFA provides low down-payment first mortgages to income-eligible first time homebuyers at below market interest rates.

(b) Local Resources

1. FIRST-TIME HOMEOWNERSHIP ASSISTANCE REVOLVING FUND.

First time buyers of one of the 373 townhouse or cooperative units developed in six different projects on city-owned land are eligible to receive a silent second mortgage from the City. Deferred payment mortgages of up to \$70,000 are available. \$433,000 was available in the fund as of July, 1993. Because the new loans being made are larger than repayments being received, this fund is expected to be depleted within the next few years. At that time availability of new deferred mortgages will be limited by repayment amounts.

2. INCLUSIONARY HOMEOWNERSHIP HOUSING UNITS.

The Planning Commission and the Redevelopment Agency have each adopted discretionary policies requiring the developers of ownership housing to include a minimum number of affordable units within their developments (10% for Planning projects, 20-40% for Agency projects). The policy applies to situations where the value of density, height, setback, and other bonuses, or the investment of public funds improve a project sponsor's property. Inclusionary homeownership units are priced below market rate units and are targeted to first time homebuyer households with income between 60% to 100% of area median income. Only ten homeownership units have been built under the Planning Department's inclusionary housing policy since 1990.

3. MORTGAGE CREDIT CERTIFICATES.

The City administers \$15 million of Mortgage Credit Certificates allocated by the California Debt Allocation Committee. These certificates allow a first time home buyer additional tax savings, which allows them to qualify for a larger mortgage. The certificates will be available to 100 to 150 first time homebuyers citywide for existing housing or new construction.

4. SINGLE FAMILY MORTGAGE REVENUE BONDS.

Both the Mayor's Office of Housing and the Redevelopment Agency have the capacity to issue tax-exempt single family mortgage revenue bonds. For single-family bonds, 100% of units financed with bond proceeds must be affordable to homebuyers at or below 115% of the area median income.

(c) Private Resources

1. PRIVATE SINGLE-FAMILY DEBT/EQUITY.

First-time ownership housing will be primarily funded through mortgages to be paid by the purchasers. These include federally insured loan programs (FHA), and low-downpayment programs instituted by secondary market purchasers such as FNMA and GNMA.

7. Sources of Administrative Funds

Administrative funds are crucial to support the public service, economic development, and housing delivery system, which includes public agencies, non-profit housing development corporations and service agencies. Most administrative costs are currently being paid from federal sources, which are anticipated to continue to be available at current levels. However, administrative costs being paid for housing administration from local resources are not expected to be as reliable. These include Tax Increment funds used for administration by the Redevelopment Agency and General Fund money supporting the Department of Public Health and the Department of Social Services, as well as departments such as City Planning and the City Attorney's Office which play a supportive role.

(a) Locally Administered Federal Resources

1. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG).

CDBG funds finance City agencies responsible for housing and community development activities. For 1995, the amount allocated for this purpose is \$2.3 million. In addition, seven housing development corporations received funding totalling \$1.9 million.

2. HOME.

Administrative costs are an eligible use of HOME funds. For 1995, the City expects to allocate \$150,000 for CHDOs and \$125,000 for City administrative costs.

3. HOUSING AUTHORITY FUNDS.

Total expenses for Housing Authority management and operations of public housing was \$36,538,770 for the 1992-1993 fiscal year. Of this total, \$6,545,790 or 17.9%, was for administrative expenses.

4. HOUSING FOR PEOPLE WITH AIDS (HOPWA).

HOPWA funds are used to finance the Redevelopment Agency administrative costs involved with administering this program. For 1995, \$300,000 is allocated for this purpose.

(b) Federally Administered Federal Programs

NONE: No federally administered resources are expected to be made available for administrative costs of local agencies.

(c) State Resources for Administrative Funds

NONE: No State resources are expected to be made available for administrative costs of local agencies.

(d) Local Resources

1. CITY AND COUNTY GENERAL FUND.

The Department of Public Health and Department of Social Services both receive administrative funding for housing-related activities from the city's General Fund. Because of the City's budget problems, these funds are not considered stable, and any reduction in funding for these activities would seriously jeopardize the City's ability to meet the housing needs of the homeless and people with mental illness, substance abuse, or other health problems.

2. TAX INCREMENT BOND PROGRAM.

Redevelopment Agency housing administration costs are funded primarily from Tax Increment Bond proceeds. Because of the expected decrease in tax increment funds available, it is expected that funding source may need to be replaced in the next three years.

(c) Private Resources

1. PRIVATE FUNDING OF NON-PROFIT DEVELOPMENT CORPORATIONS.

Housing Development Corporations receive private funding from a number of sources. These include foundation grants, fees collected for property management, fees for technical services, and administrative costs funded from grants and project-specific budgets. Projects funded by CDBG use these sources to supplement administrative income. Other non-CDBG funded development corporations must fund their entire administrative budget from these sources.

B. Priority Housing and Homeless Objectives

Note: The following section of this Consolidated Plan is based almost entirely upon the Strategies and Priorities of the 1994-1998 CHAS. The City's Priorities and Objectives for dealing with homelessness are currently under comprehensive review. A Continuum of Care Plan describing these priorities and objectives is expected to be completed and officially adopted in early 1995, and will provide the basis for this section of next year's Consolidated Plan

1. Background and Structure

(a) Policy Background: The Residence Element of the Master Plan

This Five Year Strategy draws upon several years of discussion and public involvement in the development of affordable housing policies in San Francisco.

The City's first attempt to articulate priorities for affordable housing was published in May, 1989, when the Mayor's Housing Advisory Committee made detailed recommendations targeted at more than doubling the production of affordable housing over the historical rates of the 1980's. The recommendations of the Affordable Housing Action Plan were in turn incorporated into the Residence Element of the San Francisco Master Plan, which was updated after an additional year of extensive public hearings and adopted by the Planning Commission on September 12, 1990. The 1990 Residence Element articulates the City's current official policies regarding the development, preservation, and accessibility of affordable housing.

The 1990 Residence Element articulates two "Priority Policies":

That the City's supply of affordable housing be preserved and enhanced.

That the City's existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

In the context of these overriding policies, the Residence Element also identifies the following more specific objectives relating to the preservation and enhancement of affordable housing:

- o To provide permanent housing opportunities and services to alleviate and prevent homelessness.
- o To increase the supply of permanently affordable housing.
- o To preserve or improve the physical condition (including reducing seismic

hazards) and affordability of existing affordable housing.

- o To expand resources for the production and preservation of affordable housing.
- o To promote maximum housing choice by eliminating discrimination, promoting maximum accessibility for physically disabled persons and increasing availability of housing suitable for persons with special housing needs.

These policies and objectives provide the framework for the Priorities of the CHAS. The following Strategy describes plans for implementing the Residence Element policies and objectives through the allocation of financial and other resources, particularly as those policies and objectives apply to the needs of low income households.

(b) Structure of the Five Year Strategy

In order to carry out the broad interactive Objectives of the Residence Element, this Strategy describes four sets of Priorities in the following general areas:

- o *Priorities for Allocating Development Investment.* These Priorities focus on buildings, units, types of housing, target population groups, and the like. They describe activities or programs that are given a preferential right to the City's resources for subsidizing housing. Taken as a whole these priorities provide a guide for investment in affordable housing.
- o *Priorities for Public Policy Development.* These Priorities identify initiatives to be taken to improve relevant public policy and to improve the regulatory and administrative environment for housing development, preservation and access for households with low and moderate incomes.
- o *Priorities for Improving the Housing and Services Delivery System.* These Priorities focus on closing the gaps in the delivery and coordination of housing programs and services.
- o *Priorities for Improving Public Housing.* These Priorities describe Housing Authority plans for improving the physical environment and management of public housing.

2. Investment Allocation Priorities

(a) San Francisco's Investment Allocation Priorities

Activities and programs to address all of the City's lower-income housing shortages are

needed and will be attempted, but analysis of the data in the Community Profile as well as other factors discussed below suggest that the following target populations be given priority¹.

First Priority Consideration:

- 1a: Lowest and Extremely Low Income households who are homeless or at imminent risk of becoming homeless.*
- 1b: Very Low and Other Low Income households that include persons with disabling physical and/or psychological characteristics or other conditions that result in a need for special housing.*
- 1c: Very Low Income large family households who are not at imminent risk of becoming homeless or experiencing a disabling condition.*

Second Priority Consideration:

- 2: Very Low and Other Low Income individuals and small family renter households who are not at imminent risk of becoming homeless or experiencing a disabling condition.*

Third Priority Consideration:

- 3: Very Low, Other Low and Moderate Income households seeking homeownership for the first time, and existing Very Low and Low Income Homeowners.*

(b) The Significance of Priority Ranking for Allocation of Investments

The ranking of Investment Allocation Priorities described above does not mean that activities or programs in the lower Priorities will only be funded after all higher priority needs are met. On the contrary, while these Priorities reflect a relative order of importance, all three areas of housing need are considered important enough to require attention and the investment of public funds. The "needs-based" ranking of these Priorities does not take into consideration practical considerations such as economic feasibility and use restrictions attached to financial resources. In addition, focusing only on the needs of low income persons as individuals or as households tends to obscure or ignore other factors important to a comprehensive housing strategy, such as the community-wide needs or benefits associated with opportunities for homeownership.

¹ Income level definitions: "Lowest Income" = 0 to 20% of median income; "Extremely Low" = 21% to 30% of median; "Very Low" = 31% to 50% of median; "Other Low" = 51% to 80% of median; "Moderate" = 81% to 95% of median.

Activities associated with all of these Priorities will be allocated funds, although there is no likelihood that resources will be found to meet all the needs of any one of these groups. Many of the City's resources for investment in housing development are already restricted to certain uses or targeted populations. To the degree it has discretion, however, and all practical considerations being equal, the City will allocate funds according to these Investment Priorities.

(c) Strategies for Implementing the City's Investment Allocation Priorities

The following sections describe the City's Strategies for addressing the needs of each of the Priority target populations listed above. Each section includes:

- 1) a Needs Analysis of why the chosen categories of residents have been given a priority;
- 2) a summary of the Overall Strategy or long-term approach to be undertaken;
- 3) a description of the housing Activities the City will attempt to implement each Strategy; some Strategies include companion activities or programs that are not housing activities and are inappropriate targets for investment of housing development funds, but are essential elements of certain Strategies;
- 4) an Activities Analysis describing why the chosen activities are preferred over others;
- 5) Five-year Goals for investment (when appropriate);
- 6) A description of the Programs and Resources to be pursued.

For the first Priority, which deals with the needs of homeless and near-homeless persons, the discussion of Activities is divided into three subsets of activity as required by HUD.

- (a) **Priority 1a:** Lowest and Extremely Low Income households who are homeless or at imminent risk of becoming homeless.

1. Needs Analysis:

The ranking of these Priorities reflects differences in the identified gaps between household resources and available housing inventory.

In addition, those persons who experience the greatest gap between personal resources and what is needed for stable long-term housing, i.e. lowest and extremely low income persons and families can be considered at the highest personal risk with respect to their need for

affordable housing. The safety and welfare of people in all of these categories is to some degree affected by their housing situation. But the threat to personal health and safety is most obvious and critical for those people who have no housing whatsoever. It is somewhat less acute but nevertheless serious for non-homeless persons with disabilities who need special housing accommodations; and it is least serious though nevertheless real for the remaining population of very low and low income households generally.

These Priorities also reflect differences in the degree to which public financing and policy making must be relied upon to intervene in order to address the needs associated with each group. Each experiences a set of housing related problems that vary with respect to their potential for mitigation in the conventional housing marketplace. Even those with the highest such potential (i.e., the needs of lower income households seeking homeownership for the first time) are unlikely to be fully served by profit-driven housing development in the absence of public sector financial incentives.

According to the 1990 Census, there are more than 2.5 times more extremely low income households in San Francisco than there are units considered affordable to such households. Advertised market rents for 2 bedroom units (in 1989) were nearly three times the amount extremely low income households could afford at that time, and over three times the "affordable" rents for larger units. These households meet the Federal preference for housing assistance associated with severe overpayment for housing costs. Those periodically or chronically without housing of any kind qualify for preference under the Federal preferences for households living in "seriously substandard housing" as well as the preference for those severely overpaying for housing.

2. Overall Strategy:

EXPAND THE SUPPLY OF PERMANENT HOUSING FOR EXTREMELY LOW INCOME FAMILIES AND INDIVIDUALS SO AS TO CREATE MORE EXITS FROM THE CYCLE OF HOMELESSNESS;

PROVIDE SERVICES FOR THOSE WHO NEED ASSISTANCE DEALING WITH ISSUES THAT PREVENT SUCCESSFUL INDEPENDENT LIVING;

DEVELOP OPPORTUNITIES FOR INCREASING THE INCOMES OF EXTREMELY LOW INCOME HOUSEHOLDS AND INDIVIDUALS; and

PROVIDE EMERGENCY ASSISTANCE AND HOMELESSNESS PREVENTION SERVICES.

- 3a. Activities to address emergency shelter and transitional housing needs for homeless individuals and families with children:

Primary Housing Activities:

Acquire and convert facilities to provide emergency shelter for persons not adequately served by existing shelters, especially single women and families with children and persons with psychiatric disabilities.

Acquire and rehabilitate apartment buildings to expand the supply of service-enriched transitional housing appropriate to those such as alcohol and substance abusers.

Acquire and convert buildings to expand temporary housing opportunities for low and very low income persons with specific social and medical needs such as victims of domestic violence, runaway youths, terminally ill persons, and chemically dependent individuals.

- 3b. *Activities to prevent low income individuals and families with children from becoming homeless:*

Primary Housing Activities:

Acquire and rehabilitate apartment buildings and residential hotels to create permanent housing for extremely low income persons and families with on-site or off-site linked vocational and support services.

Acquire and rehabilitate apartment buildings to expand the supply of permanent service-enriched housing for elderly and disabled persons, formerly addicted persons and people with AIDS.

Reconstruct, modernize and replace deteriorated public housing units for extremely low income families and elderly persons.

Obtain Section 8 project-based subsidies to create off-site replacement housing for redeveloped public housing.

Secondary Housing Activities:

Construct new permanently affordable mixed income apartment buildings with units set aside for extremely low income households and with facilities for making supportive and vocational services available.

Increase availability of Section 8 vouchers and other project- and tenant-based rental assistance for homeless individuals and families and those at-risk of homelessness.

Companion Activities:

Increase emergency eviction prevention assistance, including deposit guarantees and emergency rental assistance linked with voluntary counseling services.

Provide emergency mobile crisis intervention and stabilization unit for homeless and formerly homeless mentally disabled and substance abusers.

Expand availability of representative-payee programs for persons who need and want such financial management assistance to keep their housing, while improving protection against exploitation of participating clients.

- 3c. To help homeless persons make the transition to permanent housing and independent living:

Primary Housing Activities:

Develop and maintain permanent service-enriched housing for individuals with psychiatric disabilities.

Develop and maintain permanent "clean and sober" housing for persons recovering from alcohol and substance abuse.

Companion Activities:

Expand availability of vocational counseling and after-placement follow-up services to assist those in need of vocational training and employment.

Increase vocational training and employment opportunities in the construction, management and maintenance of housing, and in tenant support services delivery.

4. Activities Analysis:

Even the most conservative estimate of the number of people without appropriate housing on a given night (such as the 1990 Census S-Night count of about 6,000 identifiable homeless people) far exceeds the number of shelter beds. While priority is given to creating permanent exits from the shelters, the immediacy and severity of need experienced by those without any shelter whatsoever requires that the City maintain an effective on-going shelter and emergency assistance system and improve its accessibility.

Surveys regarding the general characteristics of the homeless population and the experience of those who work with homeless people reveal the presence of subpopulations whose transition

from homelessness to permanent, independent housing requires access to intermediate residential treatment or a service-enriched transitional housing. Comparing the percentages of homeless persons who have special needs with the inventory of facilities in Section I suggests that the current inventory of supportive and transitional housing, although growing, would need to add a minimum of 5,100-beds in residential treatment or transitional housing to accommodate all of those who require such housing and treatment to begin the process of transitioning to permanent housing and independent living.

The City's strategy for preventing homelessness is based primarily on increasing the availability of housing units affordable to extremely low income individuals and families who are at serious risk of becoming homeless. The scarcity of undeveloped land, the high cost of land generally, the City's very high construction costs and a relatively high number of small-unit buildings in need of rehabilitation suggest that acquisition and rehabilitation of existing residential hotels is a more cost effective way to increase the stock of housing units affordable to extremely low income individuals than new construction of such buildings. For larger unit housing for families at risk of homelessness, however, the relative scarcity of multiple bedroom units makes new construction of such units a more appropriate strategy. Providing rental subsidies to bridge the gap between current market rents for larger units and what extremely low income households can afford to pay is not preferred because the long term cost of such subsidies far exceeds even the relatively high development costs associated with larger unit new construction; the scarcity of larger units at any cost also argues against this option.

Preservation of the existing stock of units for those at the lowest income levels will also help to prevent many families from becoming homeless. The seriously deteriorated and substandard conditions of the City's worst public housing developments make replacement and reconstruction of these units a primary focus of activity. The redesign of these developments to make them more compatible with surrounding neighborhoods in density and appearance, high development costs, and capital resource limitations make reliance on tenant-based rental subsidies necessary as well.

To prevent extremely low income persons with special housing needs from becoming homeless, the stock of permanent supportive housing must be increased. Creation of exits from transitional housing or residential treatment facilities is discussed below, under Priority 1b.

High rental costs, the scarcity of extremely low cost units that meet current standards, and other information about the difficulties of individuals and families at risk of homelessness suggest the need for other activities not directly associated with housing development or capital investment, such as emergency tenant-based rental assistance and representative payee programs.

5. Five Year Goals for Priority 1a:

Transitional beds² for homeless persons:

For mentally disabled persons:	1,800
For alcohol or drug-addicted persons:	2,100
For dual diagnosed persons:	600
For homeless youth:	300
For victims of domestic violence:	300
For persons with AIDS: 540 (included in other categories)	

NOTE: Estimated number of needed beds is based on current estimated need; it does not take into account people who are "at-risk of homelessness" but currently housed, or possible increases in the size or characteristics of the population of homeless people in the next five years.

Newly constructed or acquired and restricted units for:

	<u>New Units</u>
Extremely low income individuals:	2,560 ³
Extremely low income families:	2,750 ⁴

6. Programs and Resources:

To implement these plans, the City will pursue all public and private resources that may become available for acquiring, rehabilitating, and operating emergency shelters and transitional housing and for providing appropriate services. San Francisco will generally support applications for these programs and resources from eligible nonprofit corporations. When the City or a Department of the City is an eligible applicant, it will also apply directly for such funding.

The City will also pursue all public and private resources the may become available for acquiring, rehabilitating, and constructing housing for extremely low income single persons and families with children and for providing appropriate services associated with such housing.

Very Low and Other Low Income households that include persons with disabling physical and/or psychological characteristics or other conditions that result in a need for special housing.

(b) Priority 1b:

² The term "transitional bed" may mean something different for each category, such as a bed in a residential treatment program for mentally disabled persons or a bed in a half-way house for homeless youth. Goals are based on the most conservative current estimate of the total number of homeless people (6,000), and the estimated percentages of that population represented by members of each of the categories listed.

³ Estimated number of extremely low income individuals severely overpaying for housing in 1990 Census.

⁴ Estimated number of homeless families (25% of 11,000).

1. *Needs Analysis:*

There are virtually no market-driven incentives to produce new housing for lower income groups with supportive service needs. Such housing has always required public subsidy due to the intrinsically high cost of providing disabled access, health care, counseling, and other services in conjunction with housing, and to the constrained ability of tenants to pay for their housing. As a result of rising construction and health care costs during the 1980's very little new housing with supportive services was produced.

The Community Profile describes significant gaps between the inventory of housing for persons with special needs and the estimated demand for such housing. Although the City has over 5,000 units of subsidized housing for very low income elderly and frail elderly persons, there are an estimated 29,000 very low income elderly persons in the City who are renters and the average waiting period for such housing is 3.5 years. Diminished federal and state subsidies for mentally disabled persons living in residential care facilities resulted in significant decreases in the number of available beds in permanent supportive housing for this population, and the City would need to create a minimum of 2,750 new beds in a variety of residential settings to meet the current demand for such beds.

Only 60 bedspaces in supportive housing are currently available for developmentally disabled persons and the high costs of real estate and start-up funds to bring existing residences up to required fire safety standards have been major obstacles to developing additional or replacement housing for this population. The Community Profile also identifies an estimated need for approximately 2,700 new units of supportive housing for persons with physical disabilities, including about 1,700 persons with mobility limitations. The Profile reports long waiting lists for supportive housing for persons with AIDS as well, citing a September, 1993 report that estimates the unmet need for a continuum of housing with varying degrees of supportive services to be between 6,900 and 8,250 beds.

2. *Overall Strategy:*

INCREASE THE SUPPLY OF PERMANENTLY AFFORDABLE HOUSING WITH ASSOCIATED SERVICES FOR PERSONS WITH SPECIAL NEEDS.

PRESERVE THE AFFORDABILITY AND IMPROVE THE PHYSICAL CONDITION OF EXISTING HOUSING FOR PERSONS WITH SPECIAL NEEDS.

PROVIDE RESIDENTIALLY BASED SOCIAL, HEALTH, VOCATIONAL AND/OR TENANT SERVICES FOR LOW AND VERY LOW INCOME PERSONS.

3. Activities:

Primary Housing Activities:

Acquire and rehabilitate apartment buildings to expand the supply of permanent service-enriched housing for mentally and developmentally disabled persons, and people with AIDS.

Construct new permanently affordable rental housing for very low income senior and disabled persons with facilities for making supportive services available.

Include barrier-free housing opportunities for households with special physical design requirements in all publicly supported housing development.

Secondary Activities:

Rehabilitate and preserve existing non-profit and for-profit operated group homes and residential care facilities.

Companion Activities:

Expand support services linked with housing targeted for people with special needs.

4. Activities Analysis:

The City has a large existing stock of two to four unit buildings that can be acquired and converted to housing appropriate for people whose need for supportive housing is most appropriately met in smaller scale environments. For elderly and frail elderly and certain physically disabled populations the availability of special federal resources to newly construct supportive housing together with economies of scale associated with larger developments make new construction more feasible.

The repair and preservation of existing supportive housing for very low income persons is far more cost effective than replacement of such housing. Without an effort to maintain the existing stock of such housing (including for-profit board and care homes) and to make them more financially feasible, the trend toward closing such facilities will continue.

5. Five-year Goals for Priority 1b:

New Permanent Supportive Housing for Low and Very Low Income persons:

For Mentally Disabled Persons:	2,750 new beds
For Formerly Alcohol or Drug Addicted Persons:	3,500 new beds

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For Frail Elderly Persons:	7,000 new beds
For Persons with AIDS:	7,590 new beds
For Physically Disabled Persons:	2,700 new units
For Developmentally Disabled Persons:	100 new units
For Non-Frail Elderly Persons:	3,000 new units

Preservation of Existing Supportive Housing:

For Mentally Disabled Persons:	300 rehabilitated beds
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5. Programs and Resources:

The City will pursue all public and private resources that may become available for acquiring, rehabilitating, and constructing housing for low and very low income persons and households with special supportive housing needs, and for providing appropriate services associated with such housing. The local Tax Increment Housing Program, Hotel Tax, CDBG and HOME Programs are expected to play a large part in developing this housing. In addition, San Francisco will support applications from other entities for such federal programs and resources as the HUD 202 Supportive Housing for Elderly and HUD 811 Supportive Housing for Disabled Persons programs.

- (c) **Priority 1c:** Very Low Income large family households who are not at imminent risk of becoming homeless or experiencing a disabling condition.

1. Needs Analysis:

Although recent demographic trends reported by the 1990 Census show the average household size in San Francisco is increasing, and the racial and ethnic composition of the population shifting toward groups that tend toward larger family and household sizes, the City's existing stock of housing includes relatively few large units and recent construction has generally continued to concentrate on smaller unit sizes.

Overall production of new housing was relatively slow, increasing between 1980 and 1990 by 3.8%, compared to the 6.6% growth in population. Three quarters of the units added were studio or 1 bedroom units, and the number of 2 and 3 bedroom units actually decreased. Furthermore, most of these new units (1,081 out of 1,495) were built to be owner-occupied. Although many of these units may be made available for rent from time to time, their relatively high cost and exemption from the local Rent Stabilization Ordinance make it unlikely that they will be affordable to low or moderate income households.

According to the 1990 Census, very low income large related households are the most likely

of any household type to experience a "housing problem"⁵. Ninety-three percent (93%) of these households are either overcrowded, overpaying for housing, or living in substandard housing, compared to about 43% for all households in the City. Very low income large families also experience the highest rate of overcrowding (80%), a rate over seven times the overall Citywide average of 11%.

Many large low and very low income families are currently housed in units whose affordability is threatened over the next five years by expiration of restrictions or contracts with HUD. Loss of these units would exacerbate the shortage of low cost appropriately sized units for families.

2. Overall Strategy:

EXPAND THE STOCK OF MULTIPLE-BEDROOM HOUSING FOR LOW AND VERY LOW INCOME HOUSEHOLDS WITH DEPENDENTS; and

PRESERVE THE AFFORDABILITY AND PHYSICAL CONDITION OF THE EXISTING STOCK OF AFFORDABLE MULTIPLE-BEDROOM HOUSING.

3. Activities:

Primary Housing Activities:

Construct new rental housing with multiple bedrooms affordable to low and very low income families.

Supplement federal funds to promote transferring ownership of housing with expiring subsidies to non-profit organizations or tenant groups and to rehabilitate the housing.

Provide technical assistance to nonprofit owners of assisted housing threatened by expiring subsidies and to tenants of for-profit owned "at-risk" housing, to assist with organizing efforts to acquire and rehabilitate "at-risk" housing, encouraging resident participation and prohibiting displacement of tenants.

Secondary Housing Activities:

Acquire and rehabilitate existing multiple-bedroom rental housing.

4. Activities Analysis:

⁵ See Community Profile section B1.2 for description of Census data on housing problems. See Glossary for definitions.

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The scarcity of existing affordable multiple bedroom units for large family households make it necessary to concentrate on development of new housing units, despite the high costs associated with creating large units. The economies of scale and the relative scarcity of undeveloped land in the City result in primary emphasis on multi-family, high density housing on sites where mixed commercial/residential use may be most feasible and appropriate.

Acquisition and rehabilitation activities to preserve the physical condition and affordability of existing subsidized housing that is at-risk of losing its subsidies or affordability restrictions is a far more cost-effective strategy than attempting to replace those units. Loss of the approximately 2500 "at-risk" units in the next five years would represent a catastrophic increase in the overall need for such housing.

Although the stock of existing market-rate multiple bedroom housing is relatively low, the acquisition and rehabilitation of such units when they can be found will insure that these units are made available to be affordable to and occupied by low and very low income households.

5. Five Year Goals for Priority 1c:

Newly constructed rental housing for large families⁶:

For Extremely Low Income Large Families:	1,910 new units
For Very Low/Low Income Large Families:	520 new units

Preservation of existing affordable rental housing:

For Large and Small families:	2,500 preserved units.
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6. Programs and Resources:

The City will pursue all public and private resources that may become available for acquiring, rehabilitating, and constructing housing for extremely low, very low and low income families including those currently listed as available for these activities in Section I.C. of the Community Profile. The federal Low Income Housing Tax Credit, and local Tax Increment Housing Program, Hotel Tax, CDBG and HOME Programs are expected to play a large part in developing this housing. In addition, San Francisco will support applications from other entities for such federal programs and resources as the HOPE 2 program for resident acquisition of multi-family "at-risk" housing, and the Low Income Housing Preservation and Resident Homeownership Act.

⁶ Based on numbers of severely overpaying large family renter households in each income group.

- (d) **Priority 2:** Very Low Income and Other Low Income individual and small family renter households who are not at imminent risk of becoming homeless or experiencing a disabling condition.

1. Needs Analysis:

This priority is intended to include very low income renter households not included in Priority 1a, 1b or 1c. Very low income small related renter households and individuals have the second highest percentage of "housing problems" after large related renter households at 84%. This rate is nearly twice the rate for all households in the City. Single person renters living alone or in unrelated households pay a greater percentage of their income for housing costs than any other type of household.

Based on current estimates of the expected growth in jobs and number of units needed to accommodate new households in the City in the next five years, over 10,000 rental units would need to be added to the City's housing stock, with over 3,000 priced to be affordable to very low income households. Using the number of currently severely overpaying renter households as a guide, the City needs about 2,270 more units for very low income small families and 1,940 more units for very low income single persons today.

A subset of this population that faces a particularly acute shortage of appropriate housing affordable to very low income households is that group of families and individuals seeking live-work space. Recent surveys of the City's growing population of artists have suggested of the estimated 7,000 unit five-year demand for such live/work space, about 40% would need to be affordable to very low income households.

Approximately 20,000 units of the City's rental housing is located in unreinforced masonry buildings that are particularly vulnerable to seismic damage. The loss of hundreds of units of housing affordable to very low income persons as a result of the Loma Prieta Earthquake, particularly from the stock of single room occupancy hotel rooms and other small units appropriate for single persons highlighted the need for activities to preserve this stock of housing both from physical damage and from loss of affordability due to expensive rehabilitation work.

2. Overall Strategy:

EXPAND THE STOCK OF SMALL-UNIT HOUSING FOR LOW AND VERY LOW INCOME INDIVIDUALS AND SMALL HOUSEHOLDS;

PRESERVE THE AFFORDABILITY AND PHYSICAL CONDITION OF THE EXISTING STOCK OF SMALL-UNIT HOUSING FOR LOW AND VERY LOW INCOME INDIVIDUALS AND SMALL HOUSEHOLDS;

3. Activities:

Primary Housing Activities:

Acquire and rehabilitate residential hotels and small-unit buildings to create permanently affordable housing for low and very low income individuals and households.

Acquire and convert single family and two unit buildings to create group housing and other forms of shared housing opportunities for low and very low income persons.

Acquire and convert existing non-residential buildings to create live/work spaces permanently affordable to low and very low income individuals and households.

Assist private owners of rental housing to rehabilitate in Unreinforced Masonry Buildings in exchange for long term affordability and favorable financing terms.

Secondary Housing Activities:

Construct new residential hotels and apartments as permanently affordable housing for low and very low income individuals and small households.

Acquire and rehabilitate existing deteriorated low and very low income multiple-bedroom rental housing.

Assist private owners of rental housing to rehabilitate multiple bedroom housing in exchange for long term affordability and favorable financing terms.

4. Activities Analysis:

Although thousands of units have been lost as a result of demolitions or conversions to non-residential use, the City retains a relatively high number of existing single room occupancy rooms. Although many of these units are already housing very low income persons, many are also in need of moderate to substantial rehabilitation to be brought up to current housing standards, and the return on investment in these buildings is often below what is necessary to provide incentive for new capital investments. To some degree this incentive can be improved by offering public assistance in return for affordability guarantees. But this activity is less likely to result in large increases in the stock of long-term affordable rental housing than the acquisition and rehabilitation of such buildings by non-profit corporations.

The City also has a large number of smaller buildings with one or two units that can be converted in a cost effective manner to shared housing for individuals or small families. The existence of this stock of buildings, together with the very high cost of construction and

scarcity of undeveloped land make such conversion efforts much more feasible than new construction of smaller buildings. Similar conditions contribute to the preference for conversion of existing non-residential space into residential live/work spaces with large open spaces, high ceilings, and access for large objects.

In light of the high cost of retrofitting unreinforced masonry buildings to prevent loss of life due to severe earthquake activity, another primary housing activity directed at preserving existing low-cost housing and bringing much of it under new long-term affordability restrictions is the rehabilitation of these buildings under a new Seismic Safety Retrofit Bond Program.

The acquisition and rehabilitation of deteriorated multiple-bedroom housing is considered a secondary activity because of the relative scarcity of such housing. Nevertheless, the desire to protect the affordability of existing rental housing and to increase the stock of housing with long-term restrictions makes this activity desirable when opportunities arise.

4. Five Year Goals for Priority 2:

For New Rental Housing:

For Very Low Income Small Families:	2,270 new units
For Very Low Income Single Persons:	1,940 ⁷ new units
For Artists seeking live/work units:	2,840 new units

5. Programs and Resources:

The City will pursue all public and private resources the may become available for acquiring, rehabilitating, and constructing housing for low and very low income smaller families and individuals including those currently listed as available for these activities in Section I.C. of the Community Profile. The federal Low Income Housing Tax Credit, and local Tax Increment Housing Program, Hotel Tax, CDBG and HOME Programs are expected to play a large part in developing this housing.

- (e) **Priority 3:** Very Low, Other Low and Moderate Income households seeking homeownership for the first time and existing Very Low and Low Income Homeowners.

1. Needs Analysis:

⁷ Figures for both small families and single persons are based on number of severely overpaying households, 1990 Census.

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Average home prices in the City rose 186% during the 1980's, nearly three times as fast as the overall cost of living (64%). Recent years have seen a reversal in this trend, but homeownership remains in 1993 less affordable in San Francisco than any other city in the U.S. with only slightly more than 9% of its households able to afford the price of an average single family home. The City's relatively low ownership rate of 35% is far below the rest of the Bay Area's (56.4%) and the State's (55.6%).

At the same time, there are existing low income homeowners whose ownership of their housing is threatened by lack of sufficient income to maintain it or to correct Building or Housing Code violations. Over a third of the City's very low income homeowners were found to be overpaying for their housing and about a quarter were severely overpaying. Elderly homeowners had a lower rate of severe overpayment, but are more likely to rely on relatively low fixed incomes to deal with substandard housing conditions.

2. Overall Strategy:

EXPAND THE SUPPLY OF OWNERSHIP HOUSING WITH RESALE RESTRICTIONS MAKING THEM PERMANENTLY AFFORDABLE TO FIRST-TIME HOMEBUYERS.

PROVIDE HOMEBUYERS' ASSISTANCE TO FIRST-TIME PURCHASERS OF EXISTING HOMEOWNERSHIP UNITS.

PRESERVE EXISTING HOMEOWNERSHIP OF SENIOR AND LOW INCOME FAMILY HOMEOWNERS.

3. Activities:

Primary Housing Activities:

Issue Single Family Mortgage Revenue Bonds at tax-exempt rates to reduce cost of financing purchases of new single family homes and condominiums.

Provide mortgage assistance secured by second deeds of trust to first-time homebuyers to lower income required to purchase homeownership units.

Provide deferred loans secured by second deeds of trust to assist in purchase of existing units that require resale to first-time homebuyers at market prices.

Provide capital subsidies to developers of first-time homeownership housing at Mission Bay.

Provide deferred low interest rehabilitation loans to low income single family

homeowners.

Secondary Housing Activities:

Establish citywide Mortgage Credit Certificate Program for first-time homebuyers.

Provide publicly owned land at reduced cost to developers of new homeownership housing in exchange for guaranteed below market prices.

4. Activities Analysis:

The expansion of the supply of housing that is affordable to low and moderate income first time homebuyers is a very costly activity in light of the disparity between the cost of such development and the desired affordability. To achieve this goal many tools are applied to a single project including: capital subsidies, tax-exempt financing, and mortgage assistance. For this reason these activities are considered primary housing activities. Because of the extraordinary cost, direct subsidies in support of such activity is desirable only when costs are significantly lower, such as in the Mission Bay area where sites for ownership housing will be provided at no direct cost to the City.

The extraordinary cost of the expanding affordable homeownership opportunities also argues for maintenance of efforts to preserve homeownership for those whose incomes make it difficult, through deferred low interest rehabilitation loans.

The mortgage credit certificates (MCC's) are considered a secondary activity because the benefit in reducing the cost of homeownership is not as focused as in the efforts to expand the supply of subsidized units. MCC's allow the City to increase the purchasing power of households that fall slightly below the qualifying income for market rate housing.

The provision of publicly owned land to developers is also considered a secondary activity because current efforts by those City departments that control surplus property to maximize the financial benefit of selling surplus land to offset budget cuts is expected to continue.

4. Five Year Goals for Priority 3:

For First-Time Low to Moderate Income Homebuyer Assistance:

New Below Market Units:	300 new subsidized units
Other Assisted First-time Buyers:	150 households

For Preserving Low Income Existing Homeownership:

Elderly Homeowners: 120 single family homes
Other Low Income Homeowners: 120⁸ single family homes

5. *Programs and Resources:*

The City will pursue all public and private resources that may become available for constructing new ownership housing for low and moderate income households and for assisting first-time homebuyers, including those currently listed as available for these activities in Section I.C. of the Community Profile. Some sites for such housing are expected to be made available as part of the Mission Bay development in the next five years. Some of the programs and resources most likely to be pursued are described in the list of housing activities above.

C. Priority Non-Housing Community Development Objectives

1. Long-Term Objectives

San Francisco's Community Development Program is based on a primary strategy of services which benefit low and moderate income persons. This strategy includes the following three major "long-term" objectives: Increasing and preserving affordable housing, Improving the neighborhood environment, and Increasing economic development.

(a) Improving the Neighborhood Environment

In order to complement housing improvements in lower income, high-need neighborhoods, the City will continue to carry out activities to improve the public environment and facilities used for community services and activities. Such programs as rehabilitation of existing recreational and multipurpose neighborhood facilities, improvement of public space, safety, removal of architectural barriers, and provision of supportive public services are measures to provide more desirable neighborhoods.

(b) Increasing Economic Development

In order to complement housing activities and to create and retain employment opportunities directly benefiting low and moderate income persons, the City will implement programs that expand or improve small or minority-owned businesses, encourage self-sufficiency of community-based nonprofit organizations, assist with the development of self employment efforts by low and moderate income persons, better utilize land available for industrial and commercial development in lower income neighborhoods, and revitalize declining

⁸ Both figures are based on estimated number of households in substandard housing, 1990 Census.

neighborhood commercial districts. Also included are activities which support and are coordinated with the City's Enterprise Zone Program. The Enterprise Zone Program is designed to encourage and stimulate economic growth. If several neighborhoods receive Enterprise Community designation from the Department of Housing and Urban Development, additional economic development efforts will be extended to these neighborhoods.

2. Service Strategies

In order to address the community needs described above, services under the 1995 Community Development Program will be provided through the following program activities.

(a) Services Strategies for Improving the Neighborhood Environment

Public Services Program

A comprehensive revitalization of a neighborhood requires public service programs to help support physical development activities. Public service programs provide a multitude of different activities, including: job training and employment referrals, basic education and English-as-a-second language instruction, legal counseling, health, medical and nutrition services, recreational activities for children, child care, services for the homeless, and other services contribute to the well-being of the members of the community. These programs are designed to serve low and moderate income residents as well as particular population groups such as the disabled, homeless, unemployed, children, seniors, and battered spouses.

Neighborhood Facilities Improvement Program

Essential services are provided to low and moderate income residents through publicly and privately owned neighborhood facilities. Rehabilitation of **Existing neighborhood Facilities** preserves and expands the service capacities of existing centers that provide activities for children, youths, adults, and seniors. Many of these neighborhood facilities need rehabilitation work to meet code requirements necessitated by more intensive use of the facilities and to increase the level of services. Other centers housed in older buildings may require modernization or redesign to meet current use. The scarcity of CDBG funds demands that existing facilities be used to the maximum potential and multipurpose centers are stressed.

Funds are available for developing **New Facilities** in high need, lower income areas. New facilities are funded only if current needs are not being met by existing centers. The high costs of developing new facilities demands that buildings also be multipurpose and the CDBG funds be leveraged with other sources of revenue.

The Facility Emergency Relief Grant program will continue to provide matching funds to assist existing neighborhood centers to correct serious code violation problems resulting from documented inspections by licensing or public agencies, and requiring immediate correction. The grant may also be used to bring the facilities into compliance with Title 24 and Americans

With Disabilities Act standards so that services are available to the disabled community. The applicant must meet all the regular evaluation criteria established for this program and have been providing a high level of social services for at least five years.

Lead Hazard Reduction Program Pool

This activity will focus on reducing the risk of lead poisoning among young children. Renovation, abatement, and encapsulation activities will be funded in childcare centers operated by nonprofit agencies serving low income families.

Disability Access Upgrade Fund

This activity will continue to provide funds for renovation of building where services are provided. This program will enable all persons with disabilities to participate in CDBG-funded programs and services. The fund will be used for surveys of facilities and programs of CDBG-funded organizations, physical access through rehabilitation of facilities where public services are provided, and for programmatic access through training and other services which improve the abilities of CDBG-funded organizations to work with persons with disabilities. In 1995, a separate disability access upgrade effort will be undertaken which will focus on City-owned buildings which are used extensively by the public - primarily by low income persons.

(b). Service Strategies for Increasing Economic Development

Economic Development Program

Community economic development efforts will include continuation of the development and expansion of small businesses. In this area, efforts will be made to combine the many separate loan programs into one comprehensive economic development loan fund which will be available to assist small businesses, new entrepreneurs starting micro-enterprises, and non-profit organizations undertaking business ventures designed to create jobs for low income persons.

The economic development loan fund will be capitalized with existing resources, which are estimated at approximately \$1 million. In addition, an application for Section 108 Loan Guarantee Program funds will be made to increase the available loan program resources. This fund will continue to provide loans to small businesses in the City in order to create employment opportunities for low and moderate income persons. This Loan Fund enables the City to leverage private resources to improve and expand the small business community. Interested small businesses apply for this Loan Fund through neighborhood economic development organizations (NEDOs). These NEDOs are nonprofit organizations which provide loan packaging services and other assistance to small business persons.

The City will also continue, with existing resources, to provide loans for facade improvements in Enterprise Zone areas. These include: the South Bayshore, the Mission, South of Market, Tenderloin, Chinatown, Western Addition, and the Mission Bay Project Area.

Non-Profit Corporation Business Ventures (NBV)

This effort will continue to assist capable and established nonprofit organizations to create job opportunities and sustain vital community services at a time of declining public resources. The program encourages non-profit community-based organizations to generate alternative sources of income through earned revenues. Through the NBV program, established nonprofit agencies will be able to continue initiating or expanding realistic business projects which result in additional revenues and the creation or retention of jobs for low and moderate income individuals.

Self Employment & Enterprise Development (SEED)

To assist low and moderate income individuals seeking self-employment opportunities, another component to the overall self-sufficiency program effort is being continued. This program, administered by nonprofit agencies, is designed to provide low and moderate income persons seeking nontraditional employment with the technical skills necessary to start their own small businesses. In 1995, specific outreach and training efforts will be conducted for public housing residents interested in micro-enterprises. Assistance will be provided through non-profit organizations with experience working with low income persons and with providing this assistance.

Individuals in SEED Programs will receive assessment, counseling, instruction in business concepts and finance in the specific areas required in potential businesses. Small start-up loans to graduates of this program will continue to be available. The businesses that these individuals start will create employment for themselves, livelihood for their families, and eventually - employment for other low income individuals who are hired into these businesses. This program addresses the self-sufficiency needs of individuals rather than organizations. This is a unique program in that it is an effort not duplicated by other public funding sources, and it addresses an identified need in the community.

(c) Other Strategies - for Increasing Capacity

Planning, Technical Assistance, and Capacity Building

This program activity will continue to provide funds for projects which improve an organization's or community's capacity to plan and manage programs and activities. Funds under this category are available for capacity building and one-time project plans and studies focusing on new and emerging community needs, coordination of resources, and approaches to delivery of services. This activity will enable the City to better direct its limited resources.

(d) Redevelopment Activities Funded with Program Income

During 1995, the **San Francisco Redevelopment Agency** will continue to generate program income primarily from rent or sale of land parcels originally purchased with CDBG funds. Activities carried out with program income must meet CDBG regulations and objectives in the

same manner as new CDBG entitlement funds.

The San Francisco Redevelopment Agency will use program income primarily for urban renewal completion activities in Yerba Buena Center and other redevelopment areas, and for economic development and public service activities. The economic development activities will primarily be concentrated in the South of Market area, in Chinatown, and in Bayview - Hunters Point. Activities will include a loan pool for small business and the funding of economic development services by non-profit organizations. Other San Francisco Redevelopment Agency activities include planning activities, and the Central Relocation Services.

Relocation Program

The City and County of San Francisco discourages any involuntary displacement of individuals or businesses under the City's CDBG Program. However, persons or businesses inevitably displaced as a result of block grant assisted acquisition or rehabilitation will be given the highest priority in receiving housing assistance. Displaced individuals and businesses will receive assistance from the **Central Relocation Services** located within the San Francisco Redevelopment Agency at 770 Golden Gate Avenue. Displaced individuals and businesses may be eligible to receive reasonable benefits when in-voluntarily and permanently displaced as a result of the use of federal CDBG assistance to acquire or substantially rehabilitate property.

D. Institutional Structure

There was insufficient time to develop and describe the institutional structure for the community and economic development portions of the 1995 Consolidated Plan. The process for developing such a structure should have begun in January of 1994. Since instructions for the Consolidated Plan were not available until the third quarter of 1994, San Francisco will develop and describe the non-housing institutional structure in the 1996 Consolidated Plan.

A housing structure was developed and described in the CHAS. That structure is described in the following sections.

1. Housing Development Delivery System

This section examines the institutional structure by which the City creates and maintains affordable housing⁹ and delivers services linked with that housing. It includes a general review of the major components of both the housing development and services delivery systems, and recommends actions to be taken to improve those systems.

(a) General Structure of the Housing Development System

The three major components of the delivery system for the production of affordable housing in San Francisco are the public sector, the private non-profit sector, and the commercial sector. Their primary roles and interrelationships are discussed below.

(i) The Roles of Local Government Entities in Affordable Housing Production

Board of Supervisors. The Board of Supervisors is the elected governing body of the City and County of San Francisco. As such, it establishes by ordinance and resolution the policies which affect the production of affordable housing in San Francisco. The Board also establishes budgets and funding levels for programs which assist affordable housing, such as the Community Development Block Grant program and HOME Investments Partnership Program. The Board approves the lease or disposition of publicly owned land as sites for affordable housing development. Finally, the Board reviews and approves the zoning and conditional use actions of the Planning Commission. Actions of the Board are required to be approved by the Mayor, whose veto can be overridden by vote of eight of the eleven supervisors.

Mayor's Office of Housing (MOH). MOH is the City's primary affordable housing agency, operating out of the Mayor's Office. The responsibilities of MOH include:

1. Administration of Community Development Block Grant activities with respect to housing. The staff of MOH administer the CDBG-funded site acquisition and rehabilitation loan programs; the monitoring of housing technical assistance subgrantees; and monitoring of ongoing compliance of developments funded with CDBG funds.
2. Administration of the HOME Investments Partnership Program.

⁹For simplicity, the term "Affordable Housing" is used to refer to all publicly subsidized housing with below market price restrictions that is privately (for-profit and non-profit) owned and operated housing, as opposed to "Public Housing" which is publicly owned and operated.

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3. Administration of certain other HUD programs for which the City receives an entitlement, such as the former Rental Rehabilitation Program, and of most HUD special grants for housing.
4. Administration of City-funded housing finance programs including the Hotel Tax Fund, the Residential Hotel Preservation Account, the Office-Affordable Housing Production Program, the Housing Development Fund, and (jointly with the San Francisco Redevelopment Agency) the City-wide Affordable Housing Program funded by tax increment funds. In certain cases, where the fund is under the administration of another City department, MOH makes funding recommendations to those department heads, and administers the funds if approved.
5. Administration of housing revenue bond financed programs including single-family and multifamily projects, and of the mortgage credit certificate program.
6. Providing technical assistance to subgrantees and other housing developers in coordinating their applications for other sources of assistance such as state housing funds, low income housing tax credits, Section 202, Section 312, and other programs.
7. Monitoring of projects funded by City and mortgage revenue bond monies for ongoing compliance with regulatory agreement requirements, including the resale of single family units developed with bond funds or converted under the Condominium Conversion Ordinance.
8. Advising and representing the Mayor with respect to housing policy issues including planning issues, rent control, code compliance and similar issues, and coordinating the efforts of other City departments in housing program initiatives.
9. In cooperation with the Department of City Planning, administering the inclusionary zoning requirements on projects approved for conditional use, and developing recommendations for ensuring the long-term affordability of those units.
10. Establishing standards for affirmative marketing programs for all city assisted projects, including inclusionary housing units.

Mayor's Office of Community Development. Staff of MOCD carry out fiscal and administrative responsibilities for the CDBG program as a whole. They also responsible for the following housing-related activities:

1. Administration of the CDBG emergency shelter program.
2. Contract administration and monitoring of the CDBG-funded housing development and

housing counseling subgrantees.

3. Monitoring of Davis-Bacon requirements on MOH projects.
4. Fiscal administration of MOH's non-CDBG funding sources (including HOME and non-federal funds).

Mayor's Homeless Coordinator. The Mayor's Homeless Coordinator is responsible for the coordination of homeless programs set forth by the Mayor and for other homeless concerns in the City. The Mayor's Homeless Coordinator represents the Mayor on the Advisory Task Force on Homelessness, represents the City on the San Francisco Council on Homelessness, a 26 volunteer member organization representing a cross section of the San Francisco community and supported by the United Way, and is a member of the Mayor's Fund for the Homeless Advisory Committee and the CHAS Advisory Committee.

Planning Commission and Department of City Planning. The Planning Commission plays a central role in the development of housing policy through the Residence Element of the Master Plan. The Planning Department provides yearly data and analysis of housing trends which other agencies and the public rely on for the development of housing programs. Since the mid-1970's, it has developed several types of zoning controls which attempt to directly or indirectly encourage the retention of existing affordable housing or the production of new affordable housing (Affordable Housing Action Plan, 1989). Among the mechanisms implemented by Planning Department are Affordable Housing Special Use Districts, density bonuses for senior and disabled housing, floor area ratio and height exceptions for affordable housing in certain areas, housing linkage requirements, inclusionary zoning requirements, restrictions on condominium conversions, and restrictions on the conversion of residential units to commercial or hotel uses.

Department of Public Works (DPW). The Bureau of Building Inspection, a division of DPW, is responsible for the permitting and inspection of new construction and alterations, the maintenance of building records, and the enforcement of residential energy conservation standards. The Bureau conducts plan checking and performs building, electrical, housing, and plumbing inspections. The Bureau also administers the seismic retrofitting requirements of the Building Code which were enacted to strengthen unreinforced masonry buildings, many of which contain affordable rental units.

Another division of DPW, the Bureau of Engineering, is responsible for the development and maintenance of streets and utilities. Their decisions regarding the location, type, and scale of capital improvements influence both the feasibility of specific sites for new development, and the overall development capacity of the city.

Department of Social Services. The DSS administers the city's public entitlement programs,

including AFDC, GA, SSI, and food stamps. It provides resource and referral services to persons in need, including refugees, victims of domestic violence, foster children, and the elderly. DSS administers the city's homeless program and operates the city's Emergency Shelter Multi-Service Centers. It also administers the Hotline Hotel emergency housing program and, through the Tenderloin Housing Clinic, the Modified Payment Program. DSS also licenses foster homes and board and care facilities.

Department of Public Health. The DPH administers public health programs through San Francisco General and Laguna Honda Hospitals, five District Health Centers, and mental health centers throughout the city. Community Mental Health Services (CMHS), a Division of DPH, operates a number of programs for specific groups, including seniors, women and children, and persons with drug and alcohol dependency. Within CMHS, Community Substance Abuse Services Division provides funding for over 400 beds in residential detox and recovery facilities. Environmental Health Services enforces health and sanitation codes, and regulates hazardous wastes and toxics. They become involved in housing where toxics are an issue (as in Mission Bay) or where unsanitary living conditions are reported.

Human Rights Commission. The City's Human Rights Commission supports and monitors Fair Housing Access laws and reports to the Mayor and the Board of Supervisors with findings and policy recommendations on issues of accessibility and discriminatory barriers. The Commission protects persons from housing discrimination on the basis of medical disability, sexual orientation, family status, race, religion, or national origin. It also assists in resolving problems with SRO hotel management and does advocacy work for disenfranchised groups.

The Commission has expressed interest in the monitoring of fair housing practices at housing projects which receive public assistance. It has asked that data on the ethnic composition of the residents of such housing be periodically compiled. The Commission also seeks greater involvement in correcting policies and practices with potentially discriminatory effects.

Rent Stabilization Board. The Rent Stabilization Board administers the city's rent control ordinance and hears appeals of the decisions of hearing officers who arbitrate disputes over rent increases. The Board consists of five members: two landlords, two tenants and one person who is neither. All are appointed by the Mayor.

San Francisco Redevelopment Agency. The Redevelopment Agency has adopted redevelopment plans in five areas, four of which include a significant number of planned housing units. The SFRA is accountable to its own Commission which establishes policy for development and provides financing for affordable housing developments. The Agency enters into development agreements with developers, establishes its own land use controls and conducts its own project approvals, some of which include affordable housing monitoring. Currently, it has its own technical staff to assist in all its activities, including affordable housing monitoring (Affordable Housing Action Plan, 1989). SFRA also administers the

Housing Opportunities for People with Aids (HOPWA) program for the City.

San Francisco Housing Authority. The Housing Authority is accountable to HUD, though it is subject to land use controls established by the Planning Code. The Authority derives a portion of its revenues from rents (residents pay 30 percent of their income for rent), but its budget and its activity are substantially dependent on federal policy and programs.

The Housing Authority has established as its overall agency mission the provision of safe, decent, and sanitary housing for very low income households. An additional objective is to expand opportunities for economic stability and essential human services for the residents of public housing. The SFHA operates the city's public housing and administers the Section 8 certificate, voucher, and project-based subsidy programs.

The Authority is governed by a seven member commission appointed by the Mayor. The Commissioners are responsible for the policies and procedures of the Authority, as well as for the selection of the Authority's Executive Director.

Over 6,700 units of conventional public housing and 5,419 units subsidized through Section 8 Certificate, Section 8 Voucher, Moderate Rehabilitation and McKinney Program rent subsidies are administered by the Housing Authority. The Authority also manages over \$20 million in annually in federal comprehensive rehabilitation funds for modernizing or replacing outdated units.

(ii) The Roles of Non-Profit Entities in Affordable Housing Production

For more than a decade, nonprofit organizations have been an essential element in the City's strategy for affordable housing production. Their roles include:

Affordable Housing Production. The City's Community Development Block Grant program provides administrative funding to a number of nonprofit corporations to acquire and rehabilitate existing buildings and to acquire sites for development of new housing for low-income households. Both subgrantee and other nonprofit corporations (such as BRIDGE and Catholic Charities) have also received loans or grants from the CDBG site acquisition and rehabilitation loan pools for these activities. Most of these nonprofits expect to qualify as Community Housing Development Organizations; as of publication of this document, one has done so.

Administration of Rehabilitation Loan Programs for Privately Owned Properties. The subgrantee nonprofits are also provided administrative funds to operate the City's rehabilitation loan programs in various neighborhoods. These include CDBG-funded single family rehabilitation programs; Rental Rehabilitation loans and HOME Program loans for

investor-owned properties; and the Section 312 loan program, that can be used for rehabilitation of mixed use buildings.

Housing Counseling and Technical Services. Several nonprofit organizations receive CDBG funds to provide housing counseling services and technical services to low-income households and to other non-profits. The housing counseling agencies receive housing discrimination complaints from the public, counsel complainants on their rights and remedies under state and federal laws, and work to prevent illegal lockouts, evictions and hotel conversions. The technical service agencies assist the other non-profits with feasibility studies, inspections, planning recommendations, architectural services, cost estimates, scheduling and construction administration.

Community Lending. Two nonprofit lenders based in San Francisco, the Low Income Housing Fund and the Northern California Community Loan Fund, play an important role in lending to affordable housing developers, particularly during the predevelopment stages of a project.

(iii) The Roles of Private Sector Entities in Affordable Housing Production

Lenders. A modest number of private financial institutions have demonstrated a willingness to participate in the development of affordable housing. Some of this participation is the result of pressure put on these institutions by regulators and community advocates. Participation is far from universal. Home mortgage lending to minorities continues to be poor almost across the full spectrum of lenders. Thrift institutions have established the Savings Associations Mortgage Company (SAMCO) and commercial banks have established the California Community Reinvestment Corporation (CCRC) to provide long-term, fixed interest rate permanent financing for affordable housing. Each group has a good understanding of the needs of non-profit developers, but both need increased capitalization and more participating members.

Certain commercial banks are very active construction lenders for affordable housing projects. A select few do bridge loan lending on tax credit transactions. Aside from SAMCO and CCRC, most permanent financing for multifamily projects (which usually amounts to 35 percent of total development cost) is provided by institutions that participate in the Federal Home Loan Bank's Affordable Housing Program.

Local institutions have also been willing to participate in City bond programs as trustee and to a lesser degree as lenders. Current difficulty in obtaining letters of credit for bond projects is a reflection of a general tightening of credit enhancement and is not a problem specific to affordable housing developers.

Legal Services. A number of local corporate law firms provide pro bono legal services for non-profit housing developers, representing a significant contribution to reducing project costs. Services are also available, at customary rates, to the City's bond programs for bond counsel services. The City's bond funded developments tend to be more complex than usual due to higher affordability goals and multiple subsidies, and bond counsel has assisted the City in structuring the program to these ends.

Developers. The very high cost of development in the San Francisco area has somewhat limited the role of for-profit developers in affordable housing in recent years. Because of the large subsidies needed to build or rehabilitate affordable housing, the City has required most developers to agree to long-term affordability as a condition of receiving financing. Since in many cases for-profit developers enjoy alternative opportunities for investment, their interest in affordable housing has declined.

In certain specific areas, however, for-profit developers continue to play an important role. The City's inclusionary requirements for new construction of market rate housing ensure that most new condominium developers are participating actively in developing affordable housing. In addition, the City's single family mortgage revenue program has attracted developer interest, particularly among smaller and minority developers. Finally, certain developers actively pursue joint ventures with nonprofits.

Tax Credit Investors. Private investors' participation as limited partners in affordable housing developments sponsored by non-profit corporations provides a source of equity that is currently one of the most important sources of affordable housing financing. Continuation of the tax credit program at the federal and state levels will undoubtedly continue to induce this participation.

Architects, Engineers and Construction Contractors. The great majority of these participants in affordable housing development come from the private sector. Generally, architects, engineers and contractors are available to affordable housing developments. In periods when market-rate development is strong, this is less true.

As for factors which tend to discourage private sector participation, prevailing wage requirements and competitive bidding requirements may be cited. In large projects, prevailing wage requirements tend to pose less difficulty, since most of the contractors competent to handle such projects are union firms. In smaller projects, however, a significant number of capable contractors choose not to participate. With respect to competitive bidding, as in other sectors of the construction industry, participants in affordable housing development often prefer a negotiated bid process to a competitive bid. To the extent that this is cost-effective and permitted by the funding source, the City has permitted negotiated bidding of a significant portion of the work.

(b) Assessment and Recommendations

(i) Improve Coordination of Government Activities Related to Affordable Housing Development

Within the public sector, coordination of the various agencies is a major responsibility of the Mayor's Office of Housing and has been carried through with varying levels of success.

The public faith and trust necessary to carry out an ambitious affordable housing production effort will depend on both increased efficiency and increased accountability by the governmental institutions involved in such a program. There is a need for an on-going structure for consistently sharing information among all agencies involved in production or delivery of services, developing joint programs or providing accountability to the public.

- (1) Investigate establishing an Affordable Housing Trust Fund for centralizing management of all affordable housing funds and other assets.
- (2) Continue on-going community-city agency coordination through the CHAS Advisory Committee for developing recommendations for monitoring and implementation of City policies and programs.
- (3) Continue the interagency staff coordination among Department of City Planning, Redevelopment Agency, Mayor's Office of Housing and Housing Authority staff. At present that coordination takes place in the following structures:
 - (a) The Affordable Housing Loan Committee, consisting of the Directors of the MOH and SFRA and the Mayor's Homeless Coordinator, reviews proposals for funding of affordable housing by MOH and SFRA and makes recommendations to the Mayor and the Redevelopment Commission.
 - (b) The interagency Affordable Housing Project and Policies Group, consisting of staff from the Department of City Planning, the Redevelopment Agency, and the Mayor's Office of Housing. The group's responsibilities include review of affordable housing in the development phase, to identify and resolve planning and zoning issues.
 - (c) The Seismic Safety Bond Program Board is presently developing regulations for the bond financing program for seismic strengthening of unreinforced masonry buildings, including affordable housing. Those regulations, which will be considered by the Board of Supervisors at the

end of 1993, will determine the roles of various City agencies in administering the program. The Director of MOH is an ex-officio member of the Program Board, which is expected to continue to function in an oversight capacity after the program is in place.

(ii) Increase the capacity of community-based non-profit housing corporations to perform their role as developers.

While the non-profits in San Francisco are among the best in the country, there is concern that the scope of needed development will overburden their capacity to play their necessary roles. There is particularly inadequate financial and technical support for non-profits in the areas of property management, maintenance and repair work, and on-site (non social-service) staff. City programs which facilitate these activities are limited. An essential element of the city's strategy must be to develop the capacity of nonprofit organizations to perform these roles.

This priority and others in this section are examples of activities for which expanded local funding is particularly important, since little if any non-local sources are available for these uses.

- (1) Increase coordination between non-profit development corporations and local government housing agencies and explore long-range strategic plans for funding and increasing capacity.
- (2) Increase administrative productivity and management capacities of non-profit housing developers.
- (3) Develop long-range plans for increasing self-sufficiency of non-profit housing developers which have or can develop resources to do so.

(iii) Establish City policy and programs to coordinate housing with efforts to improve vocational and economic enterprise programs for lower income San Franciscans.

Current City policy has begun to give greater attention to the importance of vocational support, education, employment training and economic development in maintaining stable affordable housing. Without such linkage, large numbers of people remain trapped in poverty or near-poverty, dependent on public income and housing subsidies, and unable to make choices about their living and working environments.

There is neither a single agency with overall responsibility nor coordination among agencies involved in such programs. Nor is there a forum for public participation in the design and implementation of vocational support and economic development policies and programs. A

coordinated effort to address income opportunity policies would include the participation of local agencies involved in housing and community development, employment training, secondary and post-secondary education, welfare and supplemental income assistance, private industry and business, and past or present consumers of vocational and economic opportunity programs.

- (1) Form a working group of non-profit housing developers, community based educational and vocational training providers, and relevant City agencies to evaluate existing and develop new programs for linking affordable housing development with economic development and job training.
- (2) Develop Resident Hiring Program Guidelines with the Council of Community Housing Organizations, the Coalition on Homelessness, and MOH.
- (3) Develop on-going coordination of housing development and economic development plans and programs by various City agencies, including SFRA, MOEPD, MOCD, SFHA and MOH.
- (4) Solicit private funding for training and vocational education programs linked with housing.
- (5) Explore mechanisms for encouraging employment of economically disadvantaged residents in construction projects funded by City programs, including the Seismic Safety Program.

2. General Structure of the Housing-Related Services Delivery System

In meeting the needs of the homeless and most extremely low income people, simply providing housing is not enough. Over the past several years there has been a growing recognition that housing and services geared toward homeless persons need to be integrated into one "delivery system". Given the City's experience over the last decade, it has become clear that homeless and low-income people often have multiple unmet needs which include the need for affordable housing and readily available support services to effectively stabilize their lives.

The need to integrate the provision of housing and services is evident to both housing and services providers. Housing developers and managers of low-income housing are being overwhelmed by the social problems of their tenants and lack the resources or the expertise to meet their needs. On the other hand, service providers are continually frustrated by the reality that their clients may be receiving services they need but do not have access to affordable housing -- an essential element needed to ensure long term stabilization.

The current "institutional structure" of the City's homeless service network or supportive housing program makes use of nonprofit organizations and local government agencies. Currently, there are several ways in which homeless people may receive assistance or have contact with the homeless service system. With regard to supportive services, there is a range of services available to homeless persons delivered by either by agencies that have traditionally served indigent people (Salvation Army, St. Vincent de Paul Society, etc.) or by a broad range of more specialized service providers that have emerged to assist homeless people (ie. Swords to Plowshares for homeless vets, HAP for legal advocacy, CATS for substance abuse, Tom Wadell Clinic for medical care, etc). These services are not necessarily linked to housing and are generally available to people based on homeless or low-income status. They are offered through nonprofits, most of which receive funding from the City, and directly through City agencies, most commonly clinics administered by the Department of Health and its various bureaus.

Housing for homeless people is almost exclusively provided by nonprofit agencies. This is because General Assistance payments, at \$345 per month, are generally not sufficient to enable recipients to occupy even the least expensive available private housing for the entire month. The exception is when homeless persons are given a voucher or participate in the City's modified payment plan and rent a SRO unit from a private building owner. Until fairly recently, housing for homeless persons has mostly been limited to shelter beds and units that were available in the stock of non-profit owned affordable housing. These housing units do not necessarily have support services directly linked to them and tenants would therefore have to rely on the network of services mentioned above.

3. Assessment and Recommendations

In its effort to provide effective long-term solutions to the homeless problem, the City is currently struggling with the fragmented nature of the homeless delivery system. Given the magnitude and complexity of the problem, it understandable how this web of services and housing options emerged over the past 8-10 years in an attempt to "solve" the problem of homelessness. Nonetheless, in evaluating the current system, it is clear that there needs to be a simplification and possibly a consolidation of the system so it is more accessible for the "user" and able to achieve our long term goals.

The development of the City's local supportive housing program over the last two years has been an important step toward developing a more integrated and comprehensive system. 1993 marks the first year that the City has been able to issue a Supportive Housing Notice of Funding that including funding available for housing and services. The importance of this development lies in the fact that, in a cooperative effort, major City departments that deal with homelessness pooled funds in order to solicit supportive housing projects. By doing so, City resources we made available to sponsors who proposed innovative projects that integrated housing and services.

The other major benefit of such a process was that matching funds for both services and housing were made available at the appropriate time in order to leverage McKinney funds. As a result, the number of McKinney application submitted by the City rose dramatically. In 1992, four organizations submitted McKinney Transitional Housing applications. In 1993, with matching funds through the City Supportive Housing Program, 20 organizations submitted proposals to HUD.

E. Public Housing Strategy

1. Plans for Improving the Management and Operation of Public Housing

The San Francisco Housing Authority has established five-year goals for improving management and operations while encouraging resident involvement. Following are the highlights of the agency's five-year plan:

- (a) The Conventional Housing Management Division** has full administrative management responsibility for the SFHA's nearly 7,000 units of Family, Senior and Disabled housing at 41 sites throughout the City. The Department has approximately 120 employees, including administrative, property management, clerical and uniformed security personnel. Five-year goals include plans to:
 - 1. Maintain a 98 percent occupancy rate;
 - 2. Improve the system of resident recertification and dwelling unit inspections;
 - 3. Provide additional management training and improve communication between managers, field staff and residents;
 - 4. Develop division policies and procedures manuals and provide orientation information for residents and social services resource manual;
 - 5. Increase senior building security; and
 - 6. Improve rent collection tracking system.
- (b) Maintenance** goals are intended to improve the efficiency of maintenance operations, the quality of the maintenance repairs, the time required to make repairs, communication inside and outside of the Maintenance Division, and the residents' relationship with and perceptions of maintenance. An additional goal is to provide employment opportunities for residents and other under-represented groups.

Maintenance has increased its staffing level by 113 positions over the past four years. The agency has utilized special teams of employees within the maintenance operation area to expedite the clean up of vacated units, initiated an operation reduction program to reduce backlog of vacant units and implemented a Senior Building Clean Up Blitz to improve appearance of senior buildings. The Division's Five-year goals include plans to:

1. Establish planned maintenance system to deal exclusively with housing quality standards (HQS) and preventive maintenance (PM) work.
2. Establish vacant unit work orders.
3. Review emergency maintenance and improve after hours maintenance.
4. Reduce painting backlog.
5. Improve work order tracking system.
6. Reorganize maintenance services at senior developments and office buildings.
7. Improve control room operations.
8. Improve management/maintenance/resident relations.
9. Institute training and evaluation of maintenance personnel.
10. Analyze materials and equipment needs.
11. Explore the feasibility of resident maintenance.
12. Create employment opportunities for individuals in non-traditional craft.

(c) **The Procurement Division** plans to (1) expand warehouse storage capacity and streamline operations in order to increase cost effectiveness; and (2) standardize materials used throughout the Authority's developments.

(d) **The Planning and Design Division** oversees the design process for rehabilitation, comprehensive modernization and site redevelopment either through in-house staff or external contracts and pursues funding to accomplish these efforts. The division is also charged with helping to establish long range goals for the Authority and to develop and implement action plans necessary to achieve these goals. Five-year goals include plans to:

1. Improve Planning and Design internal operations.
2. Improve coordination/communication between Planning and Design and other divisions, improve resident participation.
3. Develop ongoing long range planning for comprehensive modernization, redevelopment, and new housing development opportunities.
4. Improve and formalize Planning and Design processing.
5. Formalize process of hazardous materials identification and abatement.
6. Formalize Planning and Design's role in managing utility savings.

(e) **The Rehabilitation and Construction Division** is focused on improving its systems for construction management. A large increase in construction activities is anticipated at the SFHA over the next five years implementing master plans and comprehensive improvements already designed. The Division is now reviewing its current operations, and proposing improvements where needed. Physical property improvements are a tangible sign of the Agency's commitment to improving the quality of the life of its residents, the Division intends to deliver its product--quality construction improvements, both timely and cost effective. With increased construction activity comes greater opportunities for resident hiring, women and minority contractors and union trades. Five-year goals include plans to:

1. Review and improve Rehabilitation and Construction Division's processes and procedures.
2. Review and improve the Rehabilitation and Construction Division's allocation and monitoring of resources to ensure effectiveness and efficiency.
3. Increase individual staff effectiveness, efficiency, and motivation.

(f) **The Finance Division** handles all cash management, accounts payable, payroll, budget, complex accounting for rehabilitation, construction, CDBG, development funds, drug elimination and other federal grant program funds. Finance also manages Section 8 funding.

The Department has continued to make substantial progress in strengthening management practices. The Conventional Public Housing operating reserves now exceed the projected reserve level of 40 percent. Increased modernization funding through HUD has led to the development of increasingly responsive monitoring and

control systems. Five-year goals include plans to:

1. Establish sound accounting procedures, system of internal controls and record keeping.
2. Complete audit of SFHA land, structures, and equipment.
3. Improve cash management.
4. Implement project-based budgeting/accounting.
5. Develop an external/internal financial training program.
6. Establish internal payroll system in conjunction with the new MIS system.

(g) **The Eligibility Division** through the Application Service Center (ASC) is responsible for determining eligibility of low income families for federal assistance and maintaining waiting lists for the Section 8 and Conventional Housing Programs. During the next two years, this department will be working with a technical writer to develop a policy/procedures manual and develop additional Public Housing information materials. Other objectives include:

1. Review the assignment process.
2. Provide front-line information to the public and staff regarding programs and basic eligibility through handouts and electronic communication.
3. Open the Section 8 waiting list.
4. Maximize the use of Section 8 voucher and certificate program.
5. Broaden the cultural representation of the staff.
6. Implement a multi-service concept.
7. Review and revise applicant information and verification requirements.

(h) **The Leased Housing Division** administers several housing subsidy programs for families and homeless individuals. Through the Section Certificate, Voucher and Moderate Rehabilitation Programs the SFHA provides subsidy for 5,419 rental units. Five-year goals include plans to:

1. Develop an affirmative marketing plan to recruit owners of rental units from all neighborhoods in the City.
2. Develop certificate holder assistance strategies to increase tenants success rate in finding rental units.
3. Develop drug prevention component to monitor and eliminate illegal drug activity in Section 8 subsidized rental units.
4. Develop a strategy for encouraging landlords to update their units.
5. Prepare unit standard to guide inspector and establish uniformity in inspections and rent determinations.
6. Ensure Section 8 program is accessible to disabled individuals.
7. Maintain 98 percent lease-up rate.
8. Increase staff training.
9. Submit application for Section 8 desegregation voucher and certificates.
10. Exchange portable certificates and vouchers on a one for one basis with housing authorities in the same MSA.

(i) **The Materials Management Division** oversees the materials procurement process for maintenance and modernization of public housing. An additional role of Materials Management is to offer technical support and training services to residents so that they may not only be competitive in the business environment and also successful in their struggle for economic stability. Materials Management has committed to identifying business opportunities for resident groups and individuals, and working with them in establishing an entrepreneurial attitude. Five year goals include plans to:

1. Expand warehouse storage capacity and streamline operations in order to provide a full complement of services in a prompt and cost effective manner.
2. Standardize materials used throughout the authority's developments, including new construction.
3. Maintain a fleet program that emphasizes driver safety, accident prevention, and vehicle maintenance.

4. Develop detailed training program for staff, residents and small businesses.
 5. Devise and implement fixed asset program for proper monitoring and control purposes.
- (j) **The Management Information Systems (MIS) Division's** goal is to complete installation and implementation of the new integrated automated computer system and to provide staff training on the new MIS system.
- (k) **The Affirmative Action Division** collaborates in labor discussions, hiring plans, the development of job descriptions to ensure that the agency's work force reflects the cultural and linguistic diversity of San Francisco. The Affirmative Action division is also expanding the apprenticeship program for employing residents within the skill craft areas leading to journey status over a four year period and long term craft career opportunities. The AA Division plans to:
1. Complete the development of an affirmative action and contracts compliance unit.
 2. Establish a mechanism for outreach to potential employees and residents who want to work at the SFHA.
 3. Systematize use of available demographic reports to further affirmative action goals.
 4. Develop the role affirmative action/contract compliance officer, sponsor informational workshops about jobs and contracting at SFHA.
 5. Facilitate appropriate equal employment opportunity training.
- (l) **The Public Affairs Division** develops materials to increase public awareness about the agency's mission, goals and objectives. The department also responds to resident, public, media and other requests for information. Five-year goals include plans to:
1. Increase public awareness of the agency and the public we serve.
 2. Identify and publicize what the agency is doing to "promote the general well being of SFHA clients through the provision of decent, safe and sanitary housing and advocacy for economic stability and human services.
 3. Improve internal communications among residents and employees.

4. Facilitate special events which help foster the mission of the agency and promote SFHA goals and objectives.

(m) **The Legal Division'** five-year goals are to:

1. Revise lease consistent with HUD's due process determination and/or revise policies and procedures for evictions related to drug and criminal activity (the grievance procedures).
2. Reduce time frames of eviction actions processed.
3. Implement a codified claim procedure/tracking system.
4. Reorganize and add more staff to make operations more timely and efficient.
5. Provide more effective and efficient legal services.

(n) **The Internal Audit Division** serves the SFHA by providing independent appraisals of controls within the agency, detecting and preventing areas of weakness within operations before such areas surface through audits by outside entities, and recommending ways to carry out agency responsibilities more effectively and economically. The department's new five-year plan calls for an expansion of the Internal Audit staff and an increased capacity for providing more proactive audit services to departments within the SFHA. Its goals are to:

1. Expand internal audit services within the SFHA.
2. Coordinate agency activities with respect to the public housing management assessment program (PHMAP).
3. Develop a comprehensive SFHA-wide operations manual.
4. Review external and HUD audit findings and coordinate the implementation of SFHA corrective actions.
5. Increase the professional competency of the internal audit staff.
6. Establish an inspections unit to provide training, consolidate field inspector functions, perform audits of inspections, perform quality control functions, and work with planning to develop modernization applications.

(o) **The Personnel Department's** goals are to provide direction and assistance in

recruitment, placement and the retention of qualified staff; to continue advancement of the resident hiring program (129 residents have been hired); to establish health, safety and security measures for both staff and residents; to provide results-oriented technical assistance and employee relations support to senior management, line supervisors, staff and craft employees; to develop and administer comprehensive training programs; and to design employee benefits packages that will accommodate individual preference. The personnel department also assists in the hiring of Maintenance and other departments expanding services.

2. Plans for Improving the Living Environment of Public Housing

The Housing Authority's five-year plan incorporates a strategy for comprehensively addressing structural conditions and habitability issues in order to improve the living environments of residents.

(a) Priorities for Modernization and Repairs

The strategy for modernization reflects the urgency of work items. Highest priority is for physical improvements mandated by law, including modifications to improve access for physically disabled persons, lead and asbestos testing, and completion of modernization activities already begun, but delayed by funding constraints.

The next priority of work items is for activities related to ensuring the health, safety, and security of residents and staff, including the repair or replacement of leaking roofs and chronically malfunctioning elevators, hazardous materials abatement, correction of mildew problems and security improvements. Following such mandatory and urgent work activities as these, other major repairs to building systems will be addressed.

(b) Priorities for Reconstruction and Replacement

Within the next five years, reconstruction or replacement of the most distressed public housing is proposed, specifically for Bernal Dwellings (208 units), Yerba Buena Plaza East (276 units) and Hayes Valley (294 units). The buildings at these sites are dysfunctional and severely deteriorated. The sites are relatively dense, the buildings stark and impersonal, and the developments have proven to be both expensive and demoralizing to maintain. The living environment of these developments contrasts sharply with their immediate neighborhoods and with the city as a whole with respect to the incidence of serious crime and such socio-economic factors as employment rate, income, educational attainment and family stability.

The Authority will receive approximately \$50 million in Urban Revitalization Demonstration Program funds for reconstruction and replacement housing for Bernal and Yerba Buena Plaza East. There is also a current proposal to finance replacement housing for Hayes Valley with a

combination of Low Income Housing Tax Credits and conventional financing supported by Project-based Section 8 rent subsidies, with some additional support from local public sources.

These replacement and reconstruction proposals would also include approximately 330 off-site replacement housing units to be supported by Section 8 Project-based subsidies. Through an RFP process, the Housing Authority will select developers to acquire and rehabilitate existing apartment buildings and residential hotels or to newly construct small to medium sized replacement housing developments. The Authority will apply to HUD for Project-based rent subsidies through Demolition/Replacement Housing Applications.

(c) Improving Living Environments with In-fill Housing

There are currently several public housing sites for which comprehensive modernization plans are being developed that offer opportunities for in-fill housing. As these sites are now configured, with large open spaces and easily penetrated perimeters, they present serious management and security problems.

In-fill mixed income housing, for first-time homebuyers, or low to moderate income renters is being evaluated for Sunnysdale, a large low density site (approximately 200 units). Modernization of these units is scheduled to commence in 1993 and to continue for approximately five years, as limited annual funding is obtained through the Comprehensive Grant Program. Similarly, the feasibility of in-fill mixed income housing will be evaluated as plans are made for comprehensive modernization and redevelopment of the Potrero Terrace and Potrero Annex sites (approx. 606 units).

Another proposal under consideration would reconstruct 229 units at North Beach together with an additional 250 units of moderate income housing.

3. Activities to Encourage Residents' Involvement in Management and Homeownership Opportunities

The Resident Services Division works with resident leaders, city departments and non-profit agencies to increase resident opportunities and support services. The division is implementing the Drug Elimination Program, Economic Development Initiatives, and monitoring the San Francisco Police Department Deployment Contract. The division also assists the Housing Management Division with implementation of Resident Management activities at target sites. Resident management will continue with the following activities: resident management training programs, communications workshops, assistance with development of Resident Management Corporation (RMC) by-laws and articles of incorporation, development of MOU's and management contracts, provision of space for RMC's and resident organizations, resident screening, financing management training and assistance with publication of

newsletters.

4. Other Resident Initiatives

Economic development and employment opportunities that have been made available through the Housing Authority will continue. A total of 129 residents have been hired by SFHA as a result of the resident hiring program established in 1989. Residents currently represent approximately 17 percent of the agency's workforce. As a part of affirmative action efforts, all contracts now include language requiring the hiring of residents. In addition, a new apprenticeship program has been negotiated by the Authority with its craft unions, which has so far resulted in seven apprenticeship placements for residents.

The Authority will also continue working with a local community-based organization to expand the Employment Preparation and Placement Program citywide. Over the past year more than 900 residents have participated in the program and more than 200 residents have been placed in jobs.

Efforts to establish and encourage resident-managed revenue generating ventures will also continue. Five developments have put in place resident-operated laundry facilities. One development has begun generating revenue from the operation of a parking lot. This revenue is administered by the resident association through programs benefiting all residents in the community. Other business ventures are under consideration as well.

F. Priorities for Reducint Lead-Based Paint Hazards

Lead-based paint (LBP) in housing has increasingly become recognized as a serious potential hazard to children under the age of seven. The effects of lead poisoning are irreversible and can cause: IQ reductions, reading and learning disabilities, decreased attention span, hyperactivity and aggressive behavior.

Although lead was banned from residential paint in 1978, more than three-fourths of the pre-1978 homes contain lead-based paint. The older the property, the more likely it contains lead-based paint. Units which tend to have a higher incidence of LBP hazards include deteriorated housing units, particularly those with leaky roofs or plumbing, or units rehabilitated with unsafe rehabilitation practices. There are no significant differences in the incidence of LBP hazards by income of the household or value or tenure of the home, or between single-family or multi-family housing.

Title X of the Housing & Community Development Act of 1992 defines a "hazard" as any condition causing exposure to lead from lead-contaminated dust, soil, or paint that is deteriorated or present in accessible or friction surfaces. Lead-based paint hazards result from

exposure to lead dust through deterioration, abrasion impact, or disturbance of painted surfaces. Risk assessment requires on-site analysis to determine the existence, nature, severity and location of lead hazards. Abatement measures include encapsulation, enclosure, and permanent removal.

An estimated 78% of the existing housing stock in the City, or 237,999 units, contains lead based paint. The estimated 154,116 rental units with LBP represent 77% of the occupied rental housing stock, and the estimated 83,883 owner-occupied units with LBP represent 80% of the owner-occupied housing stock in 1990. An estimated total of 87,858 units with lead based paint are occupied by lower income households, 52,456 of which are very low income households and 35,402 of which are low income households.

According to a 1992 survey by the San Francisco Department of Public Health, about 1 in 12 children in the City has lead levels above 10 micrograms per deciliter (ug/dl). This would make the City's problem with Elevated Blood Levels roughly comparable to the prevalence of Elevated Blood Lead Levels found for New York City in a 1988 study, and make San Francisco one of the top ten metropolitan areas in the U.S. for the number of children at-risk for lead poisoning.

To significantly reduce lead-based paint hazards and prevent childhood lead poisoning, the City will implement the following long-term strategies:

1. Promoting comprehensive public information and outreach regarding Lead-Based Paint Hazard Reduction, including establishing uniform health-based standards regarding what constitutes a (LBP) hazard and educating parents about the spectrum of interventions that can effectively address those hazards.
2. Developing technical capacity and delivery systems for lead-based paint hazard reduction, including training stabilization and education teams and maintenance crews, developing standard maintenance, hazard evaluation, monitoring and control procedures, and training residents in maintenance techniques.
3. Limited full hazard removal programs when necessary and feasible, with relocation assistance for displaced residents.
4. Integrating lead-based paint hazard reduction into all existing and new publicly funded rehabilitation programs, including technical assistance and capacity building for non-profit housing development organizations involved in current rehabilitation efforts.

Table 1.
U.S. Department of Housing and Urban Development
Homeless Populations and Subpopulations

Part 1: HOMELESS POPULATION	TOTAL #		TOTAL NUMBER SERVED BY			
	Homeless (a+c+d)	Homeless Unsheltered (a)	Reception/Day Centers (b)	Emergency Shelters (c)	Transitional Housing (d)	
FAMILIES with CHILDREN						
1. Number Homeless Families						
2. Number Persons in Homeless Families						
INDIVIDUALS not in FAMILIES						
3. YOUTH (17 years or Younger)						
4. ADULTS (18 + years of Age)						
TOTAL (lines 2 + 3 + 4)						
Part 2: SUBPOPULATIONS		% of Total	Part 2: Line 6			% of Total
HOMELESS Persons with Service Needs Related To:						
1. Severe Mental Illness (SMI) Only		32 / 2				
2. Alcohol/Other Drug Abuse Only		63 / 2				
3. SMI and Alcohol/Other Drug Abuse		14-20 / 3				
4. Domestic Violence		N/A				
5. AIDS/Related Diseases		N/A				
6. Other (specify)		37 / 2				

/1 This section should include 1990 Census count of homeless population if the local jurisdiction deems the count accurate, or it should include a count undertaken by the local jurisdiction. San Francisco has not accepted the census figures as accurate or comprehensive and no local tally has been undertaken to date. The 1996 Consolidated Plan will include a local count.

/2 Unsheltered population according to "Beyond Shelter 1990".

/3 Unsheltered population according to "POLARIS Survey, 1993".

10/27/94

U.S. Department of Housing and Urban Development
CPD Consolidated Plan System
Listing of Priority Needs

11:54:22

Priority Need	Priority Need Level			Est. Units	Est. Dollars Needed To Address
	H = High L = Low	M = Medium N = No Such Need			
HOUSING NEEDS					
Renter/Sm Family/Cost Burden > 30%	H	M	L	12,000	*
Renter/Sm Family/Cost Burden > 50%	H	H	H	7,100	*
Renter/Sm Family/Physical Defects	H	H	M	N/A	*
Renter/Sm Family/Overcrowded	M	M	M	2,000	*
Renter/Lg Family/Cost Burden > 30%	H	H	H	5,100	*
Renter/Lg Family/Cost Burden > 50%	H	H	H	2,400	*
Renter/Lg Family/Physical Defects	H	H	M	N/A	*
Renter/Lg Family/Overcrowded	H	H	M	6,200	*
Renter/Elderly/Cost Burden > 30%	H	H	M	16,700	*
Renter/Elderly/Cost Burden > 50%	H	H	H	8,300	*
Renter/Elderly/Physical Defects	H	H	H	N/A	*
Renter/Elderly/Overcrowded	H	H	M	2,600	*
Owner/Cost Burden > 30%	L	L	M	2,000	*
Owner/Cost Burden > 50%	M	M	H	1,200	*
Owner/Physical Defects	M	M	H	N/A	*
Owner/Overcrowded	M	M	M	2,200	*
HOMELESS NEEDS					
FAM INDIV W/SPECIAL NEEDS					
Outreach Assessment	H	H	H		*

U.S. Department of Housing and Urban Development
CPD Consolidated Plan System
Listing of Priority Needs

Priority Need	Priority Need Level			Est. Units	Est. Dollars Needed To Address
	H = High L = Low	M = Medium N = No Such Need			
Emergency Shelters	To be determined				
Transitional Shelters	To be determined				
Permanent Supportive Housing	H	H	H		*
Permanent Housing	H	H	H		*

* Unable to determine for 1995 Consolidated Plan.

Run Date: 10/29/94
Run Time: 11:24:06

U.S. Department of Housing and Urban Development
CPD Consolidated Plan System
Listing of Proposed Projects

Page: 1

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
20	AIDS Benefits Counselors	03S Facilities for AIDS Patients (not operating costs) / 570.201(c)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$	14,300 0 0 0 14,300 0 0 14,300
95-03-EF01	Creation of counseling space to serve AIDS/HIV patients. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No Yes 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 470 Castro Street, San Francisco, CA		Prior Year Money? No	
116	AIDS Legal Referral Panel	05 Legal Services /	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$	31,600 0 0 0 31,600 0 0 31,600
95-05-PS24	Legal services for persons with AIDS/HIV. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No Yes 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 114 Sansome Street, San Francisco, CA		Prior Year Money? No	

Project ID /
Local Code

Project Title and Description

Activity Code/Title/Citation

Funding Sources

Proposed
Accomplishments

10,000 People (General)

150,000

CDBG \$

03S
Facilities for AIDS Patients (not
operating costs) / 570.201(c)

AIDS/HIV Life Center - 2299 Market Street

10

95-03-NF01

Development of facility to serve 10,000
persons with AIDS/HIV.

Helps prevent homelessness?

Helps the homeless?

Helps those with HIV or AIDS?

CDBG National Objective Citation:

570.208(a)(2) - LOW/MOD LIMITED
CLIENTELE BENEFITSUBTOTAL: \$
PHA Funding \$
Assisted Hsg \$
TOTAL: \$150,000
0
0
150,000CDBG \$
HOME \$
ESG \$
HOPWA \$No
No
YesNon-Section 204
ADDRESS

10

Subrecipient:

Location:

2299 Market Street, San Francisco, CA

No

Prior Year Money?

1

ASIAN, Inc.

95-14H-HD0

1

Develop and rehab housing primarily in the
Tenderloin and Central City areas for low
income persons.

Helps prevent homelessness?

Helps the homeless?

Helps those with HIV or AIDS?

CDBG National Objective Citation:

570.208(a)(3) - LOW/MOD
HOUSING BENEFITSUBTOTAL: \$
PHA Funding \$
Assisted Hsg \$
TOTAL: \$211,180
0
0
211,180CDBG \$
HOME \$
ESG \$
HOPWA \$14
Rehabilitation Administration /
570.202Non-Section 204
CITY WIDE

14

Subrecipient:

Location:

No

Prior Year Money?

211,180 Housing Units

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
4	Community Housing Partnership	14	CDBG \$	80,000
95-14H-HD0	Develop and rehab housing in the	Rehabilitation Administration /	HOME \$	0
4	Tenderloin primarily for homeless persons.	570.202	ESG \$	0
	Helps prevent homelessness?		HOPWA \$	0
	Helps the homeless?	No	SUBTOTAL: \$	80,000
	Helps those with HIV or AIDS?	Yes	PHA Funding \$	0
	CDBG National Objective Citation:	No	Assisted Hsg \$	0
		570.208(a)(3) - LOW/MOD	TOTAL: \$	80,000
		HOUSING BENEFIT	Prior Year Money?	No
	Subrecipient: Non-Section 204			
	Location: CITY WIDE			
195	Community Housing Rehabilitation Program	14B	CDBG \$	319,147
95-14-HP01	- MOH	Rehab; Multi-Unit Residential /	HOME \$	0
	Housing rehabilitation loans to enable	570.202	ESG \$	0
	housing development corporations to		HOPWA \$	0
	develop housing for the low income.		SUBTOTAL: \$	319,147
	\$1,500,000 in total is allocated from both		PHA Funding \$	0
	new and carry-over funds.		Assisted Hsg \$	0
	Helps prevent homelessness?	Yes	TOTAL: \$	319,147
	Helps the homeless?	No	Prior Year Money?	Yes
	Helps those with HIV or AIDS?	No		
	CDBG National Objective Citation:	570.208(a)(3) - LOW/MOD		
		HOUSING BENEFIT		
	Subrecipient: Non-Section 204			
	Location: CITY WIDE			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
172	ASIAN, Inc.	18B ED Technical Assistance / 570.203(b)	CDBG \$ 255,300 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 255,300 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 255,300 Prior Year Money? No	72 People (General)
95-18-ED01	Loan packaging and technical assistance to small businesses creating jobs for low/mod income persons. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(4) - LOW/MOD JOBS BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 1670 Pine Street, San Francisco, CA			
212	Acquisition/Other Rehabilitation - MOH	14 Acquisition - For Rehabilitation	CDBG \$ 0 HOME \$ 850,000 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 850,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 850,000 Prior Year Money? No	0 Housing Units
95-30-HOME 04	Acquisition and rehabilitation of housing units for low income families performed by non-CHDO. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes No No		
	Subrecipient: Non-Section 204 Location: CITY WIDE			

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U.S. Department of Housing and Urban Development
CPD Consolidated Plan System
Listing of Proposed Projects

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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
210	Acquisition/Other Rehabilitation Program - MOH	19B HOME CHDO Operating Costs (not part of 5% Admin.cap)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	0 0 0 0 1,760,000 0 0 1,760,000 No
95-30-HOME 02	Acquisition and rehabilitation of housing units for low income families. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes No No		
209	Acquisition/Substantial Rehabilitation Program - MOH	19B HOME CHDO Operating Costs (not part of 5% Admin.cap)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	0 0 0 0 749,000 0 0 749,000 No
95-30-HOME 01	Acquisition and rehabilitation of housing units for low income families. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes No No		
	Subrecipient: Non-Section 204 Location: CITY WIDE			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
94	African Immigrant & Refugee Resource Center	05 Employment Training / 570.201(e)	CDBG \$ 46,600 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 46,600 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 46,600 Prior Year Money? No	50 People (General)
95-05-PS01	Employment services for Ethiopian refugees. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 1341 McAllister Street, San Francisco, CA			
204	Alemany Resident Management Council, Inc.	03 Public Facilities and Improvements (General) / 570.201(c)	CDBG \$ 95,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 95,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 95,000 Prior Year Money? No	100 People (General)
95-03-SFHA 02	Contruction of greenhouse at Alemany Project. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 947 Ellsworth Street, San Francisco, CA			

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U.S. Department of Housing and Urban Development
CPD Consolidated Plan System
Listing of Proposed Projects

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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
28	Alice E. Miller Environmental Review	21A	CDBG \$ 50,400 0	
		General Program Administration /	HOME \$ 0	
		570.206	ESG \$ 0	
	Preparation of environmental reviews for		HOPWA \$ 0	
	CDBG and HOME Programs.		SUBTOTAL: \$ 50,400	
	Helps prevent homelessness?	No	PHA Funding \$ 0	
	Helps the homeless?	No	Assisted Hsg \$ 0	
	Helps those with HIV or AIDS?	No	TOTAL: \$ 50,400	
	CDBG National Objective Citation:	570.208(a)(2) - LOW/MOD LIMITED	Prior Year Money? No	
		CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204			
	Location: N/A			
38	Alternative Family Services, Inc.	20	CDBG \$ 25,000 0	
		Planning / 570.205	HOME \$ 0	
			ESG \$ 0	
			HOPWA \$ 0	
	Develop plan to meet foster care needs of		SUBTOTAL: \$ 25,000	
	Spanish-speaking youth.	No	PHA Funding \$ 0	
	Helps prevent homelessness?	No	Assisted Hsg \$ 0	
	Helps the homeless?	No	TOTAL: \$ 25,000	
	Helps those with HIV or AIDS?	No	Prior Year Money? No	
	CDBG National Objective Citation:			
	Subrecipient: Non-Section 204			
	Location: ADDRESS			
	25 Division Street, San Francisco, CA			

95-20-PL02

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources		Proposed Accomplishments
222	American Red Cross of the Bay Area	05 Public Services (General)	CDBG	\$ 0	85 Households (General)
			HOME	\$ 0	0
95-50-ESG0	Direct one-time rental assistance to households facing eviction.		ESG	\$ 63,000	63,000
1			HOPWA	\$ 0	0
	Helps prevent homelessness?	Yes	SUBTOTAL:	\$ 63,000	63,000
	Helps the homeless?	Yes	PHA Funding	\$ 0	0
	Helps those with HIV or AIDS?	No	Assisted Hsg	\$ 0	0
	CDBG National Objective Citation:		TOTAL:	\$ 63,000	63,000
	Subrecipient:		Prior Year Money?	No	
	Location:	Non-Section 204 ADDRESS			
		1550 Sutter Street, San Francisco, CA			
117	Asian Law Caucus, Inc.	05 Battered and Abused Spouses / 570.201(e)	CDBG	\$ 30,000	130 People (General)
			HOME	\$ 0	0
95-05-PS25	Legal Services for limited English-speaking battered women.		ESG	\$ 0	0
			HOPWA	\$ 0	0
	Helps prevent homelessness?	No	SUBTOTAL:	\$ 30,000	30,000
	Helps the homeless?	No	PHA Funding	\$ 0	0
	Helps those with HIV or AIDS?	No	Assisted Hsg	\$ 0	0
	CDBG National Objective Citation:		TOTAL:	\$ 30,000	30,000
	Subrecipient:		Prior Year Money?	No	
	Location:	Non-Section 204 ADDRESS			
		468 Bush Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
39	Asian Neighborhood Design	20 Planning / 570.205	CDBG \$ 21,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 21,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 21,000 Prior Year Money? No	0
95-20-PL03	Develop plan to leverage construction dollars spent on CDBG projects in order to create jobs. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No		
	Subrecipient: Non-Section 204 Location: ADDRESS 461 Bush Street, San Francisco, CA			
187	Asian Neighborhood Design	14 Rehabilitation Administration / 570.202	CDBG \$ 310,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 310,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 310,000 Prior Year Money? No	30 Housing Units
95-14-HT01	Technical and architectural assistance to housing development agencies in order to rehab more units of housing for low income persons. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes No No 570.208(a)(3) - LOW/MOD HOUSING BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 461 Bush Street, San Francisco, CA			

Project ID /
Local Code

Project Title and Description

Activity Code/Title/Citation

Funding Sources

Proposed
Accomplishments

153

Asian Women's Shelter

Safe shelter for battered Asian women with
children.05
Battered and Abused Spouses /
570.201(a)21,500
0
0
0

50 People (General)

95-05-PS65

Helps prevent homelessness?

Helps the homeless?

Helps those with HIV or AIDS?

CDBG National Objective Citation:

Yes

No

No

570.208(a)(2) - LOW/MOD LIMITED

CLIENTELE BENEFIT

SUBTOTAL: \$

PHA Funding \$

Assisted Hsg \$

TOTAL: \$

21,500

Prior Year Money?

No

Subrecipient: Non-Section 204

Location: ADDRESS

3543 18th Street, San Francisco, CA

223

Asian Women's Shelter

Provide operating and staff costs for shelter
for battered women.03T
Operating Costs of Homeless/AIDS
patients programs0
0
30,000
0

75 People (General)

95-50-ESG0
2

Helps prevent homelessness?

Helps the homeless?

Helps those with HIV or AIDS?

CDBG National Objective Citation:

Yes

Yes

No

SUBTOTAL: \$

PHA Funding \$

Assisted Hsg \$

TOTAL: \$

30,000

Prior Year Money?

No

Subrecipient: Non-Section 204

Location: SUPPRESSE

D

U.S. Department of Housing and Urban Development
CPD Consolidated Plan System
Listing of Proposed Projects

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
136	Audrey L. Smith Developmental Center, Inc.	05L Child Care Services / 570.201(e)	CDBG \$ 73,161 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 73,161 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 73,161 Prior Year Money? No	26 Youth
95-05-PS45	Childcare and related services for low income families. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 1050 McAllister Street, San Francisco, CA			
224	Bar Association of San Francisco	05 Public Services (General)	CDBG \$ 0 HOME \$ 0 ESG \$ 20,000 HOPWA \$ 0 SUBTOTAL: \$ 20,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 20,000 Prior Year Money? No	400 People (General)
95-50-ESG0 3	Staff costs associated with legal services for the homeless. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes Yes No		
	Subrecipient: Non-Section 204 Location: ADDRESS 995 Market Street, San Francisco, CA			

U.S. Department of Housing and Urban Development
CPD Consolidated Plan System
Listing of Proposed Projects

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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
118	Bayview Hunter's Point Foundation	05 Legal Services /	CDBG \$ 292,828 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 292,828 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 292,828 Prior Year Money? No	277 People (General)
95-05-PS26	Criminal legal representation for youth and adults. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 250 Executive Park, San Francisco, CA			
156	Bayview Hunters Point Network for Elders	05A Senior Services / 570.201(e)	CDBG \$ 25,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 25,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 25,000 Prior Year Money? No	150 Elderly
95-05-PS69	Outreach and case management services for frail elders. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 3450 3rd Street, San Francisco, CA			

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U.S. Department of Housing and Urban Development
CPD Consolidated Plan System
Listing of Proposed Projects

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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
2	Bernal Heights Community Foundation	14 Rehabilitation Administration / 570.202	CDBG \$ 234,300 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 234,300 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 234,300 Prior Year Money? No	37 Housing Units
95-14H-HD0 2	Develop and rehab housing for low income persons primarily in the Bernal Heights/Mission areas. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(3) - LOW/MOD HOUSING BENEFIT		
	Subrecipient: Non-Section 204 Location: CITY WIDE			
166	Booker T. Washington Community Service Center	05 Public Services (General) / 570.201(e)	CDBG \$ 60,900 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 60,900 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 60,900 Prior Year Money? No	25 People (General)
95-05-PS79	Education services for low income families. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS			

800 Presidio Street, San Francisco, CA

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
11	Bravai for Women in the Arts	03	CDBG \$ 74,000	310 People (General)
95-03-NF02	Development of space for theatrical job training program.	Public Facilities and Improvements (General) / 570.201(c)	HOME \$ 0	0
			ESG \$ 0	0
			HOPWA \$ 0	0
	Helps prevent homelessness?	No	SUBTOTAL: \$ 74,000	74,000
	Helps the homeless?	No	PHA Funding \$ 0	0
	Helps those with HIV or AIDS?	No	Assisted Hsg \$ 0	0
	CDBG National Objective Citation:	570.208(a)(4) - LOW/MOD JOBS BENEFIT	TOTAL: \$ 74,000	74,000
	Subrecipient: Non-Section 204		Prior Year Money? No	
	Location: ADDRESS			
	660 Alabama Street, San Francisco, CA			
21	Burt Center	03	CDBG \$ 30,000	19 Youth
95-03-EF02	Installation of intercom, lights, and creating access at center for abused children.	Abused and Neglected Children Facilities / 570.201(c)	HOME \$ 0	0
			ESG \$ 0	0
			HOPWA \$ 0	0
	Helps prevent homelessness?	No	SUBTOTAL: \$ 30,000	30,000
	Helps the homeless?	No	PHA Funding \$ 0	0
	Helps those with HIV or AIDS?	No	Assisted Hsg \$ 0	0
	CDBG National Objective Citation:	570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	TOTAL: \$ 30,000	30,000
	Subrecipient: Non-Section 204		Prior Year Money? No	
	Location: ADDRESS			
	940 Grove Street, San Francisco, CA			

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U.S. Department of Housing and Urban Development
CPD Consolidated Plan System
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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
201	CAHEED, Inc.	05	CDBG \$	118,192
		Public Services (General) /	HOME \$	0
		570.201(e)	ESG \$	0
	Food distribution to low income women, children, and seniors.		HOPWA \$	0
			SUBTOTAL: \$	118,192
95-05-PS67	Helps prevent homelessness?	No	PHA Funding \$	0
	Helps the homeless?	No	Assisted Hsg \$	0
	Helps those with HIV or AIDS?	No	TOTAL: \$	118,192
	CDBG National Objective Citation:	570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	Prior Year Money?	No
	Subrecipient: Non-Section 204			
	Location: ADDRESS			
	4938 3rd Street, San Francisco, CA			
215	CHDO Administration	21I	CDBG \$	0
		HOME CHDO Operating Expenses	HOME \$	150,000
		(subject to 5% cap)	ESG \$	0
			HOPWA \$	0
			SUBTOTAL: \$	150,000
95-30-HOME 07	Administration of HOME Program by housing development corporations.	Yes	PHA Funding \$	0
	Helps prevent homelessness?	No	Assisted Hsg \$	0
	Helps the homeless?	No	TOTAL: \$	150,000
	Helps those with HIV or AIDS?		Prior Year Money?	No
	CDBG National Objective Citation:			
	Subrecipient: Non-Section 204			
	Location: CITY WIDE			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
157	California Advocates for Nursing Home Reform	05A Senior Services / 570.201(e)	CDBG \$ 30,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 30,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 30,000 Prior Year Money? No	900 Elderly
95-05-PS70	Counseling and referral services for low income seniors. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 1610 Bush Street, San Francisco, CA			
110	Career Resources Development Center - Project Excel	05 Employment Training / 570.201(e)	CDBG \$ 102,842 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 102,842 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 102,842 Prior Year Money? No	90 People (General)
95-05-PS18	Workplace literacy and training for limited English-speaking persons. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 655 Geary, San Francisco, CA			

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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
22	Career Resources Development Center	03	CDBG \$ 27,400	185 People (General)
95-03-EF03	Renovation of basement of vocational training facility serving low income persons. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Public Facilities and Improvements (General) / 570.201(c) No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 27,400 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 27,400 Prior Year Money? No	0 0 0 27,400 0 0 27,400
40	Career Resources Development Center	20	CDBG \$ 20,000	0
95-20-PL04	Develop plan to train homeless persons to work at non-profit agencies. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Planning / 570.205 Yes Yes No	HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 20,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 20,000 Prior Year Money? No	0 0 0 20,000 0 0 20,000
	Subrecipient: Non-Section 204 Location: ADDRESS 655 Geary, San Francisco, CA			
	Subrecipient: Non-Section 204 Location: ADDRESS 655 Geary, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
138	Career Resources Development Center - NCC	05 Youth Services / 570.201(e)	CDBG \$ 40,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 40,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 40,000 Prior Year Money? No	272 Youth
95-05-PS47	After-school computer literacy program for 3rd to 5th graders. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 655 Geary, San Francisco, CA			
158	Catholic Charities of San Francisco	05 Public Services (General) / 570.201(e)	CDBG \$ 30,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 30,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 30,000 Prior Year Money? No	165 People (General)
95-05-PS71	Assistance to families at risk of being homeless. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 1049 Market Street, San Francisco, CA			

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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
225	Catholic Charities of San Francisco	05 Public Services (General)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	0 0 20,000 0 20,000 0 0 20,000 No
95-50-ESG0 4	Operating costs associated with eviction prevention and rental assistance services. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes Yes No		
	Subrecipient: Non-Section 204 Location: ADDRESS 814 Mission Street, San Francisco, CA			
226	Catholic Charities of San Francisco, Richmond Hills	03T Operating Costs of Homeless/AIDS patients programs	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	0 0 32,000 0 32,000 0 0 32,000 No
95-50-ESG0 5	Case management services for homeless shelter residents. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes Yes No		
	Subrecipient: Non-Section 204 Location: ADDRESS 6324 Geary, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
137	Catholic Youth Organization - Mission Day Care	05 Youth Services / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	61,326 300 Youth 0 0 0 61,326 0 0 61,326 No
95-05-PS46	Childcare and recreation services. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT
Subrecipient: Location:	Non-Section 204 ADDRESS 180 Fair Oaks, San Francisco, CA			
25	Center for African and African-American Arts and Culture	10 Removal of Architectural Barriers / 570.201(k)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	61,000 75 People (General) 0 0 0 61,000 0 0 61,000 No
95-03-EF06	Access improvements at multi-purpose center. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT
Subrecipient: Location:	Non-Section 204 ADDRESS 762 Fulton Street, San Francisco, CA			

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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
182	Center for Southeast Asian Refugee Resettlement	18 Micro-Enterprise Assistance /	CDBG \$ 110,100 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 110,100 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 110,100 Prior Year Money? No	40 People (General)
95-18-SE01	Business start-up assistance primarily for Southeast Asian refugees. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(4) - LOW/MOD JOBS BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 875 O'Farrell Street, San Francisco, CA			
119	Central American Refugee Center	05 Legal Services /	CDBG \$ 28,468 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 28,468 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 28,468 Prior Year Money? No	700 People (General)
95-05-PS27	Legal services for Central American refugees. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 1050 South Van Ness Avenue, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
95	Central City Hospitality House	05 Employment Training / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	48,416 0 0 0 48,416 0 0 48,416 No
95-05-PS02	Employment Services for homeless youths. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: ADDRESS 146 Leavenworth Street, San Francisco, CA	Yes Yes No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		

227	Central City Hospitality House	03T Operating Costs of Homeless/AIDS patients programs	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	0 0 12,000 0 12,000 0 12,000 No
95-50-ESG06	Operating costs associated with shelter for homeless adult men. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: ADDRESS 146 Leavenworth Street, San Francisco, CA	Yes Yes No		

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
96	Charity Cultural Services Center	05 Employment Training / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	55,000 0 0 0 55,000 0 0 55,000 No
95-05-PS03	Employment training for low income immigrants. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 827 Stockton Street, San Francisco, CA			
228	Chemical Awareness & Treatment Services	03T	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	0 0 26,750 0 26,750 0 0 26,750 No
95-50-ESG0 7	Rent costs of homeless shelter for single women. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Operating Costs of Homeless/AIDS patients programs Yes Yes No		
	Subrecipient: Non-Section 204 Location: ADDRESS 930 Gough Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
41	Child Care Law Center	20 Planning / 570.205	CDBG \$ 20,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 20,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 20,000 Prior Year Money? No	0
95-20-PL05	Develop economic development models for child care services. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No		
	Subrecipient: Non-Section 204 Location: ADDRESS 22 2nd Street, San Francisco, CA			
42	Children's Council of San Francisco	20 Planning / 570.205	CDBG \$ 22,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 22,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 22,000 Prior Year Money? No	0
95-20-PL06	Provide technical assistance to child care providers caring for children of low income families. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No		
	Subrecipient: Non-Section 204 Location: ADDRESS 1 2nd Street, San Francisco, CA			

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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
97	Chinatown American Cooks School, Inc.	05 Employment Training / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	50,000 0 0 0 50,000 0 0 50,000 No
95-05-PS04	Employment training of low income persons to prepare them to work as cooks. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: ADDRESS 1450 Powell Street, San Francisco, CA	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
98	Chinatown Youth Center	05 Employment Training / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	37,676 0 0 0 37,676 0 0 37,676 No
95-05-PS05	Employment services for Asian youth. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: ADDRESS 1693 Polk Street, San Francisco, CA	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
3	Chinese Community Housing Corporation	14	CDBG \$ 313,552	80 Housing Units
95-14H-HD0	Develop and rehab housing for low income	Rehabilitation Administration /	HOME \$ 0	0
3	persons primarily in the Chinatown/North	570.202	ESG \$ 0	0
	Beach and Tenderloin areas.		HOPWA \$ 0	0
	Helps prevent homelessness?	No	SUBTOTAL: \$ 313,552	313,552
	Helps the homeless?	No	PHA Funding \$ 0	0
	Helps those with HIV or AIDS?	No	Assisted Hsg \$ 0	0
	CDBG National Objective Citation:	No	TOTAL: \$ 313,552	313,552
	Subrecipient: Non-Section 204	570.208(a)(3) - LOW/MOD	Prior Year Money?	No
	Location: CITY WIDE	HOUSING BENEFIT		
100	Chinese For Affirmative Action	05	CDBG \$ 67,244	320 People (General)
95-05-PS07	Placement services for low income persons	Employment Training / 570.201(e)	HOME \$ 0	0
	in trade occupations.		ESG \$ 0	0
	Helps prevent homelessness?	No	HOPWA \$ 0	0
	Helps the homeless?	No	SUBTOTAL: \$ 67,244	67,244
	Helps those with HIV or AIDS?	No	PHA Funding \$ 0	0
	CDBG National Objective Citation:	No	Assisted Hsg \$ 0	0
	Subrecipient: Non-Section 204	570.208(a)(2) - LOW/MOD LIMITED	TOTAL: \$ 67,244	67,244
	Location: ADDRESS	CLIENTELE BENEFIT	Prior Year Money?	No
	17 Wlaler U. Lum Place, San Francisco, CA			

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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
99	Chinese Newcomers Service Center	05	CDBG \$	30,927
		Employment Training / 570.201(e)	HOME \$	0
95-05-PS06	Employment services for limited English-speaking immigrants.		ESG \$	0
			HOPWA \$	0
	Helps prevent homelessness?	No	SUBTOTAL: \$	30,927
	Helps the homeless?	No	PHA Funding \$	0
	Helps those with HIV or AIDS?	No	Assisted Hsg \$	0
	CDBG National Objective Citation:		TOTAL: \$	30,927
		570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	Prior Year Money?	No
	Subrecipient: Non-Section 204 Location: ADDRESS			
	777 Stockton Street, San Francisco, CA			
29	City Attorney's Office	21A	CDBG \$	16,412
		General Program Administration /	HOME \$	0
		570.206	ESG \$	0
95-21A-PA02	Provide legal services in administration of CDBG Program.		HOPWA \$	0
	Helps prevent homelessness?	No	SUBTOTAL: \$	16,412
	Helps the homeless?	No	PHA Funding \$	0
	Helps those with HIV or AIDS?	No	Assisted Hsg \$	0
	CDBG National Objective Citation:		TOTAL: \$	16,412
		570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	Prior Year Money?	No
	Subrecipient: Non-Section 204 Location: N/A			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
12	City College of San Francisco	03 Public Facilities and Improvements (General) / 570.201(c)	CDBG \$ 100,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 100,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 100,000 Prior Year Money? No	400 People (General)
95-03-NF03	Renovate training facility for garment industry workers. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 1400 Evans Street, San Francisco, CA			
202	Coalition for Immigrant and Refugee Rights and Services	05 Public Services (General) / 570.201(e)	CDBG \$ 50,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 50,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 50,000 Prior Year Money? No	300 People (General)
95-05-PS80	Immigration and refugee resource and referral services. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 995 Market Street, San Francisco, CA			

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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
23	Columbia Park Boys Club	03 Youth Centers / 570.201(c)	CDBG \$ 40,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 40,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 40,000 Prior Year Money? No	200 Youth
95-03-EF04	Upgrading of electrical system at youth-service facility. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 450 Guerrero Street, San Francisco, CA			
120	Community Alliance for Special Education	05 Youth Services / 570.201(e)	CDBG \$ 25,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 25,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 25,000 Prior Year Money? No	250 Youth
95-05-PS28	Legal and paralegal representation for disabled children. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 1031 Franklin Street, San Francisco, CA			

Project ID /
Local Code

Project Title and Description

Activity Code/Title/Citation

Funding Sources

Proposed
Accomplishments

188

Community Design Center

14

Rehabilitation Administration /
570.202

115,000

10 Housing Units

95-14-HT02

Technical and architectural assistance to
housing development agencies in order to
produce more housing units for low income
persons.

0

0

0

CDBG

HOME

ESG

HOPWA

SUBTOTAL:

PHA Funding

Assisted Hsg

TOTAL:

Prior Year Money?

No

Helps prevent homelessness?

Helps the homeless?

Helps those with HIV or AIDS?

CDBG National Objective Citation:

Subrecipient: Non-Section 204

Location: ADDRESS

1663 Mission Street, San Francisco, CA

139

Community Educational Services

05

Youth Services / 570.201(e)

20,000

120 Youth

95-05-PS48

Community service program for high school
students.

CDBG

HOME

ESG

HOPWA

SUBTOTAL:

PHA Funding

Assisted Hsg

TOTAL:

Prior Year Money?

No

Helps prevent homelessness?

Helps the homeless?

Helps those with HIV or AIDS?

CDBG National Objective Citation:

Subrecipient: Non-Section 204

Location: ADDRESS

777 Stockton Street, San Francisco, CA

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
4	Community Housing Partnership	14	CDBG \$	80,000
		Rehabilitation Administration /	HOME \$	0
		570.202	ESG \$	0
95-14H-HD0	Develop and rehab housing in the		HOPWA \$	0
4	Tenderloin primarily for homeless persons.		SUBTOTAL: \$	80,000
	Helps prevent homelessness?	No	PHA Funding \$	0
	Helps the homeless?	Yes	Assisted Hsg \$	0
	Helps those with HIV or AIDS?	No	TOTAL: \$	80,000
	CDBG National Objective Citation:	570.208(a)(3) - LOW/MOD	Prior Year Money?	No
		HOUSING BENEFIT		
	Subrecipient: Non-Section 204			
	Location: CITY WIDE			
195	Community Housing Rehabilitation Program	14B	CDBG \$	319,147
	- MOH	Rehab; Multi-Unit Residential /	HOME \$	0
		570.202	ESG \$	0
95-14-HP01	Housing rehabilitation loans to enable		HOPWA \$	0
	housing development corporations to		SUBTOTAL: \$	319,147
	develop housing for the low income.		PHA Funding \$	0
	\$1,500,000 in total is allocated from both		Assisted Hsg \$	0
	new and carry-over funds.		TOTAL: \$	319,147
	Helps prevent homelessness?	Yes	Prior Year Money?	Yes
	Helps the homeless?	No		
	Helps those with HIV or AIDS?	No		
	CDBG National Objective Citation:	570.208(a)(3) - LOW/MOD		
		HOUSING BENEFIT		
	Subrecipient: Non-Section 204			
	Location: CITY WIDE			

Project ID /
Local Code

Project Title and Description

Activity Code/Title/Citation

Funding Sources

Proposed
Accomplishments

183

Community Outreach and Pre-Enterprise
Services/Career Resour18
Micro-Enterprise Assistance /CDBG \$
HOME \$
ESG \$
HOPWA \$85,000
0
0
0

200 People (General)

95-18-SE02

Centralized outreach and assessment
services for SEED Program.

Helps prevent homelessness?

Yes

Helps the homeless?

No

Helps those with HIV or AIDS?

No

CDBG National Objective Citation:

570.208(a)(2) - LOW/MOD LIMITED
CLIENTELE BENEFITSUBTOTAL: \$
PHA Funding \$
Assisted Hsg \$
TOTAL: \$85,000
0
0
85,000

Prior Year Money?

No

Subrecipient: Non-Section 204

Location: ADDRESS

655 Geary Street, San Francisco, CA

43

Community Planning Partnership

20
Planning / 570.205CDBG \$
HOME \$
ESG \$
HOPWA \$29,703
0
0
0

95-20-PL07

Feasibility study of projects designed to
employ the homeless.

Helps prevent homelessness?

Yes

Helps the homeless?

Yes

Helps those with HIV or AIDS?

No

CDBG National Objective Citation:

SUBTOTAL: \$
PHA Funding \$
Assisted Hsg \$
TOTAL: \$29,703
0
0
29,703

Prior Year Money?

No

Subrecipient: Non-Section 204

Location: ADDRESS

126 Hyde Street, San Francisco, CA

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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
159	Community United Against Violence	05 Battered and Abused Spouses / 570.201(e)	CDBG \$ 26,700 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 26,700 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 26,700 Prior Year Money? No	100 People (General)
95-05-PS72	Counseling for gay victims of domestic violence. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 514 Castro Street, San Francisco, CA			
24	Conard House	03B Handicapped Centers / 570.201(c)	CDBG \$ 15,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 15,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 15,000 Prior Year Money? No	225 People (General)
95-03-EF05	Renovation of psychiatric treatment facility for the disabled. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 391 Ellis Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
44	Consolidated Plan Project/MOCD	20 Planning / 570.205	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	25,000 0 0 0 0 25,000 0 0 25,000 No
95-20-PL08	Planning related to preparation of 1996 Consolidated Plan for San Francisco. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No		
	Subrecipient: Non-Section 204 Location: CITY WIDE			
30	Controller's Office of the City and County of San Francisco Indirect and audit costs related to administration of CDBG and HOME Programs. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	21B Indirect Costs / 570.206 No No No	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	120,000 0 0 0 0 120,000 0 0 120,000 No
95-21A-PA03				
	Subrecipient: None Location: N/A	570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		

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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
81	Disability Access Program Pool/MOCD	10	CDBG \$ 1,000,000	20 Public Facilities
		Removal of Architectural Barriers /	HOME \$ 0	
		570.201(k)	ESG \$ 0	
			HOPWA \$ 0	
			SUBTOTAL: \$ 1,000,000	
		No	PHA Funding \$ 0	
		No	Assisted Hsg \$ 0	
		No	TOTAL: \$ 1,000,000	
		570.208(a)(2) - LOW/MOD LIMITED	Prior Year Money? Yes	
		CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204			
	Location: CITY WIDE			
80	Disability Program Pool for City Facilities	10	CDBG \$ 750,000	10 Public Facilities
		Removal of Architectural Barriers /	HOME \$ 0	
		570.201(k)	ESG \$ 0	
			HOPWA \$ 0	
			SUBTOTAL: \$ 750,000	
		No	PHA Funding \$ 0	
		No	Assisted Hsg \$ 0	
		No	TOTAL: \$ 750,000	
		570.208(a)(2) - LOW/MOD LIMITED	Prior Year Money? No	
		CLIENTELE BENEFIT		
	Subrecipient: None			
	Location: CITY WIDE			
95-10-RP01	Disability Program Pool for City Facilities	10	CDBG \$ 750,000	10 Public Facilities
		Removal of Architectural Barriers /	HOME \$ 0	
		570.201(k)	ESG \$ 0	
			HOPWA \$ 0	
			SUBTOTAL: \$ 750,000	
		No	PHA Funding \$ 0	
		No	Assisted Hsg \$ 0	
		No	TOTAL: \$ 750,000	
		570.208(a)(2) - LOW/MOD LIMITED	Prior Year Money? No	
		CLIENTELE BENEFIT		
	Subrecipient: None			
	Location: CITY WIDE			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
31	Disability Program Unit of MOCD	21A	CDBG \$	154,920
		General Program Administration /	HOME \$	0
		570.206	ESG \$	0
			HOPWA \$	0
			SUBTOTAL: \$	154,920
95-21A-PA04	Compliance monitoring and services related to Section 504 of Rehabilitation Act and with Americans With Disabilities Act.	No	PHA Funding \$	0
	Helps prevent homelessness?	No	Assisted Hsg \$	0
	Helps the homeless?	No	TOTAL: \$	154,920
	Helps those with HIV or AIDS?	No	Prior Year Money?	No
	CDBG National Objective Citation:	570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: None			
	Location: ADDRESS			
		10 United Nations Plaza, Suite 600, San Francisco, CA		
229	Dolores Street Community Services	03T	CDBG \$	0
		Operating Costs of Homeless/AIDS patients programs	HOME \$	0
			ESG \$	26,000
			HOPWA \$	0
			SUBTOTAL: \$	26,000
95-50-ESG0	Case manager services for three homeless shelters operated by agency.	Yes	PHA Funding \$	0
8	Helps prevent homelessness?	Yes	Assisted Hsg \$	0
	Helps the homeless?	No	TOTAL: \$	26,000
	Helps those with HIV or AIDS?		Prior Year Money?	No
	CDBG National Objective Citation:			
	Subrecipient: Non-Section 204			
	Location: ADDRESS			
		208 Dolores Street, San Francisco, CA		
		1249 Alabama Street, San Francisco, CA		
				12,000 People (General)

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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
160	Donaldina Cameron House	05 Battered and Abused Spouses / 570.201(e)	CDBG \$ 20,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 20,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 20,000 Prior Year Money? No	36 People (General)
95-05-PS73	Crisis intervention for battered Asian women with children. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 920 Sacramento Street, San Francisco, CA			
26	Ella Hill Hutch Community Center	03E Neighborhood Facilities / 570.201(c)	CDBG \$ 44,300 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 44,300 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 44,300 Prior Year Money? No	1,715 People (General)
95-03-EF07	Renovations at neighborhood facility serving youth and adults. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 1050 McAllister Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
167	Ella Hill Hutch Community Center	05 Public Services (General) / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	176,376 0 0 0 176,376 0 0 176,376 No
95-05-PS81	Education, employment, and recreation services for youth and adults. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS			
	1050 McAllister Street, San Francisco, CA			
173	Enterprise Zone Program	18B ED Technical Assistance / 570.203(b)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	140,000 0 0 0 140,000 0 0 140,000 No
95-18-ED02	Administration of the California Enterprise Zone Program. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(4) - LOW/MOD JOBS BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS			
	770 Golden Gate Avenue, San Francisco, CA			

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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
27	Episcopal Community Services	03	CDBG \$	39,000
		Homeless Facilities (not operating costs) / 570.201(c)	HOME \$	0
			ESG \$	0
			HOPWA \$	0
			SUBTOTAL: \$	39,000
		Yes	PHA Funding \$	0
		Yes	Assisted Hsg \$	0
		No	TOTAL: \$	39,000
		570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	Prior Year Money?	No
95-03-EF08	Renovation of bathrooms at homeless shelter.			
	Helps prevent homelessness?			
	Helps the homeless?			
	Helps those with HIV or AIDS?			
	CDBG National Objective Citation:			
	Subrecipient: Non-Section 204			
	Location: ADDRESS			
	201 8th Street, San Francisco, CA			
230	Episcopal Community Services	03T	CDBG \$	0
		Operating Costs of Homeless/AIDS patients programs	HOME \$	0
			ESG \$	40,000
			HOPWA \$	0
			SUBTOTAL: \$	40,000
		Yes	PHA Funding \$	0
		Yes	Assisted Hsg \$	0
		No	TOTAL: \$	40,000
		570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	Prior Year Money?	No
95-50-ESG09	Operating costs for homeless shelter.			
	Helps prevent homelessness?			
	Helps the homeless?			
	Helps those with HIV or AIDS?			
	CDBG National Objective Citation:			
	Subrecipient: Non-Section 204			
	Location: ADDRESS			
	201 8th Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
82	Facility Emergency Relief Grant Program Pool/MOCD	03 Public Facilities and Improvements (General) / 570.201(c)	CDBG \$ 225,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 225,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 225,000 Prior Year Money? Yes	500 People (General)
95-030RP03	Emergency repairs for code compliance rehab at non-profit agency sites which serve the public. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: CITY WIDE			
101	Fil-Am Council of San Francisco	05 Employment Training / 570.201(e)	CDBG \$ 50,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 50,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 50,000 Prior Year Money? No	27 People (General)
95-05-PS08	Clerical training for Filipino immigrants. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 2940 16th Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
78	Florence Crittenton Services	03	CDBG \$ 42,500	225 Youth
95-03-EF09	Renovation of residential facility for teen parents.	Public Facilities and Improvements (General) / 570.201(c)	HOME \$ 0	0
			ESG \$ 0	0
			HOPWA \$ 0	0
	Helps prevent homelessness?	Yes	SUBTOTAL: \$ 42,500	
	Helps the homeless?	No	PHA Funding \$ 0	
	Helps those with HIV or AIDS?	No	Assisted Hsg \$ 0	
	CDBG National Objective Citation:	570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	TOTAL: \$ 42,500	
	Subrecipient: Non-Section 204		Prior Year Money? No	
	Location: ADDRESS			
	840 Broderick Street, San Francisco, CA			
177	Fresh Start Farms, Inc.	18B	CDBG \$ 54,000	3 People (General)
95-18-NB-01	Job creation effort through establishment of a market garden enterprise.	ED Technical Assistance / 570.203(b)	HOME \$ 0	0
			ESG \$ 0	0
			HOPWA \$ 0	0
	Helps prevent homelessness?	No	SUBTOTAL: \$ 54,000	
	Helps the homeless?	No	PHA Funding \$ 0	
	Helps those with HIV or AIDS?	No	Assisted Hsg \$ 0	
	CDBG National Objective Citation:	570.208(a)(4) - LOW/MOD JOBS BENEFIT	TOTAL: \$ 54,000	
	Subrecipient: Non-Section 204		Prior Year Money? No	
	Location: ADDRESS			
	336 Moultrie, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
19	Friends of Support Services for the Arts	03E Neighborhood Facilities / 570.201(c)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	30,000 0 0 0 30,000 0 0 30,000 No
95-03-EF32	Access improvements at community cultural center. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: ADDRESS 934 Brannan Street, San Francisco, CA	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
87	Friends of Support Services for the Arts	03 Public Facilities and Improvements (General) / 570.201(c)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	60,000 0 0 0 60,000 0 0 60,000 No
95-03-PSIP0 1	Implementation of four mural projects which improve the neighborhood environment. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: CT & BG San Francisco County: CT 122; CT 228; CT 180; CT 113	No No No 570.208(a)(1) - LOW/MOD AREA BENEFIT		

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Local Code

Project Title and Description

Activity Code/Title/Citation

Funding Sources

Proposed
Accomplishments

231

Friendship House Association of American
Indians

05
Public Services (General)

CDBG \$
HOME \$

0
0

20 People (General)

95-50-ESG1
0

Provision of emergency care for homeless
American Indians.

ESG \$
HOPWA \$

23,000
0

23,000

Helps prevent homelessness?

Yes

Helps the homeless?

Yes

Helps those with HIV or AIDS?

No

CDBG National Objective Citation:

SUBTOTAL: \$
PHA Funding \$
Assisted Hsg \$
TOTAL: \$

0
0
23,000

23,000

Prior Year Money?

No

Subrecipient: Non-Section 204

Location: ADDRESS

80 Julian Avenue, San Francisco, CA

58

Glide Foundation

03
Homeless Facilities (not operating
costs) / 570.201(c)

CDBG \$
HOME \$
ESG \$
HOPWA \$

94,000
0
0
0

1,500 People (General)

95-03-EF10

Renovation of kitchen of facility serving the
homeless.

Helps prevent homelessness?

Yes

Helps the homeless?

Yes

Helps those with HIV or AIDS?

No

CDBG National Objective Citation:

SUBTOTAL: \$
PHA Funding \$
Assisted Hsg \$
TOTAL: \$

94,000
0
0
94,000

Prior Year Money?

No

Subrecipient: Non-Section 204

Location: ADDRESS

570.208(a)(2) - LOW/MOD LIMITED
CLIENTELE BENEFIT

330 Ellis Street, San Francisco, CA

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
232	Golden Gate Community Center	05 Public Services (General)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	0 0 12,500 0 12,500 0 0 12,500 No
95-50-ESG1 1	Provide intake manager for transitional family housing project. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes Yes No		
	Subrecipient: Non-Section 204 Location: ADDRESS 1387 Oak Street, San Francisco, CA			
178	Golden Gate Community Center, Inc.	18B ED Technical Assistance / 570.203(b)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	40,000 0 0 0 40,000 0 0 40,000 No
95-18-NB02	Job creation effort through expansion of printed apparel enterprise to assist the homeless. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes Yes No 570.208(a)(4) - LOW/MOD JOBS BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 1387 Oak Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
59	Gum Moon Residence Hall	10	CDBG \$ 33,000	145 People (General)
	Access improvements to facility serving Asian immigrants.	Removal of Architectural Barriers / 570.201(k)	HOME \$ 0	
			ESG \$ 0	
			HOPWA \$ 0	
	Helps prevent homelessness?		SUBTOTAL: \$ 33,000	
	Helps the homeless?	No	PHA Funding \$ 0	
	Helps those with HIV or AIDS?	No	Assisted Hsg \$ 0	
	CDBG National Objective Citation:	No	TOTAL: \$ 33,000	
		570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	Prior Year Money? No	
	Subrecipient: Non-Section 204			
	Location: ADDRESS			
		940 Washington Street, San Francisco, CA		
216	HOPWA Housing Acquisition, Rehab and New Construction - SFRA	12	CDBG \$ 0	0 Housing Units
	Acquisition, rehab and new construction of SRO dwellings and community residences for persons with AIDS/HIV.	Construction of Housing	HOME \$ 0	
			ESG \$ 0	
	Helps prevent homelessness?		HOPWA \$ 5,961,662	
	Helps the homeless?	Yes	SUBTOTAL: \$ 5,961,662	
	Helps those with HIV or AIDS?	No	PHA Funding \$ 0	
	CDBG National Objective Citation:	Yes	Assisted Hsg \$ 0	
			TOTAL: \$ 5,961,662	
			Prior Year Money? No	
	Subrecipient: Non-Section 204			
	Location: CITY WIDE			

95-40-HOP
WA01

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
219	HOPWA Program Administration - SFRA	21A General Program Administration	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$	0 0 0 300,931 300,931 0 0 300,931
95-40-HOP WA04	Administration of the HOPWA Program. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes No Yes		
	Subrecipient: Location:	None ADDRESS	Prior Year Money?	No
770 Golden Gate Avenue, San Francisco, CA				
220	HOPWA Project Sponsor Administration - SFRA	21A General Program Administration	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$	0 0 0 263,791 263,791 0 0 263,791
95-40-HOP WA05	Administration of HOPWA Projects by subrecipients and project sponsors. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes No Yes		
	Subrecipient: Location:	Non-Section 204 CITY WIDE	Prior Year Money?	No

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
218	HOPWA Rental Assistance - SFRA	05S Rental Housing Subsidies (if HOME, not part of 5% Admin cap)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	0 0 0 2,000,000 2,000,000 0 0 2,000,000 No
95-40-HOP WA03	Rental assistance for persons with AIDS/HIV. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes No Yes		
	Subrecipient: Non-Section 204 Location: CITY WIDE			
217	HOPWA Supportive Services - SFRA	05 Public Services (General)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	0 0 0 1,504,656 1,504,656 0 0 1,504,656 No
95-40-HOP WA02	Provision of supportive services associated with housing for persons with AIDS/HIV. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes No Yes		
	Subrecipient: Non-Section 204 Location: CITY WIDE			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
140	Haight Ashbury Play Program for Youth	05 Youth Services / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	35,000 0 0 0 35,000 0 0 35,000 No
95-05-PS49	Recreational after-school program for youth. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: ADDRESS 755 Ashbury, San Francisco, CA	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
233	Hamilton Family Center	03T Operating Costs of Homeless/AIDS patients programs	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	0 0 50,000 0 50,000 0 50,000 No
95-50-ESG1 2	Operating costs for emergency shelter for homeless families. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes Yes No		10,000 Households (General)
	Subrecipient: Non-Section 204 Location: ADDRESS 1525 Waller Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
141	Hearing Society for the Bay Area, Inc.	05B Handicapped Services / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	20,000 0 0 0 20,000 0 0 20,000 No
95-05-PS50	Provision of development need services to deaf children. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 870 Market Street, San Francisco, CA			
244	Henry Ohlhoff House	03P Health Facilities / 570.201(c)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	18,000 0 0 0 18,000 0 0 18,000 No
95-03-EF33	Access improvements to residential drug program for men. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 601 Steiner Street, San Francisco, CA			

Project ID /
Local Code

Project Title and Description

Activity Code/Title/Citation

Funding Sources

Proposed
Accomplishments

83

Homeless Facilities Program Pool/MOCD

03

Homeless Facilities (not operating costs) / 570.201(c)

CDBG \$

500,000

500 People (General)

95-03C-RP0

Rehabilitation of facilities which serve the homeless.

HOME \$

0

4

Helps prevent homelessness?

Yes

ESG \$

0

Helps the homeless?

Yes

HOPWA \$

0

Helps those with HIV or AIDS?

No

SUBTOTAL: \$

500,000

CDBG National Objective Citation:

570.208(a)(2) - LOW/MOD LIMITED
CLIENTELE BENEFIT

PHA Funding \$

0

Assisted Hsg \$

0

TOTAL: \$

500,000

Prior Year Money?

Yes

Subrecipient:

Non-Section 204

Location:

CITY WIDE

102

Horizons Unlimited of San Francisco, Inc.

05

Employment Training / 570.201(e)

CDBG \$

61,326

360 Youth

95-05-PS09

Employment services for youths and young adults.

HOME \$

0

Helps prevent homelessness?

No

ESG \$

0

Helps the homeless?

No

HOPWA \$

0

Helps those with HIV or AIDS?

No

SUBTOTAL: \$

61,326

CDBG National Objective Citation:

570.208(a)(2) - LOW/MOD LIMITED
CLIENTELE BENEFIT

PHA Funding \$

0

Assisted Hsg \$

0

TOTAL: \$

61,326

Prior Year Money?

No

Subrecipient:

Non-Section 204

Location:

ADDRESS

440 Potrero Avenue, San Francisco, CA

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5	Housing Conservation and Development Corporation	14 Rehabilitation Administration / 570.202	CDBG \$ 265,821 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 265,821 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 265,821 Prior Year Money? No	73 Housing Units
95-14H-HD0 5	Develop and rehab housing for low income persons primarily in the Oceanview/Merced/Inglewood areas. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(3) - LOW/MOD HOUSING BENEFIT		
	Subrecipient: Non-Section 204 Location: CITY WIDE			
6	Housing Development and Neighborhood Preservation Corporation	14 Rehabilitation Administration / 570.202	CDBG \$ 143,642 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 143,642 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 143,642 Prior Year Money? No	34 Housing Units
95-14H-HD0 6	Develop and rehab housing for low income persons primarily in the Tenderloin and Central City areas. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(3) - LOW/MOD HOUSING BENEFIT		
	Subrecipient: Non-Section 204 Location: CITY WIDE			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
85	Housing Site Acquisition Program/MOH	14	CDBG \$	500 Households (General)
95-14G-HP02	Funds available for acquisition of housing sites to serve low income families.	Acquisition - For Rehabilitation / 570.202	HOME \$	0
			ESG \$	0
			HOPWA \$	0
	Helps prevent homelessness?	Yes	SUBTOTAL: \$	3,000,000
	Helps the homeless?	No	PHA Funding \$	0
	Helps those with HIV or AIDS?	No	Assisted Hsg \$	0
	CDBG National Objective Citation:	570.208(a)(3) - LOW/MOD HOUSING BENEFIT	TOTAL: \$	3,000,000
	Subrecipient: Non-Section 204 Location: CITY WIDE		Prior Year Money?	Yes
32	Human Right's Commission	21A	CDBG \$	75,000 0
95-21A-PA05	Assistance with monitoring for compliance with MBE and WBE requirements.	General Program Administration / 570.206	HOME \$	0
			ESG \$	0
			HOPWA \$	0
	Helps prevent homelessness?	No	SUBTOTAL: \$	75,000
	Helps the homeless?	No	PHA Funding \$	0
	Helps those with HIV or AIDS?	No	Assisted Hsg \$	0
	CDBG National Objective Citation:	570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	TOTAL: \$	75,000
	Subrecipient: Non-Section 204 Location: ADDRESS		Prior Year Money?	No

25 Van Ness Avenue, San Francisco, CA

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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
36	Human Rights Commission	21	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ 789,898 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 789,898 Prior Year Money? No	789,898 0
95-21D-FH02	Provision of fair housing counseling services.	Fair Housing Activities (subject to 20% Admin. cap) / 570.206		
	Helps prevent homelessness?	Yes		
	Helps the homeless?	No		
	Helps those with HIV or AIDS?	No		
	CDBG National Objective Citation:	570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient:	Non-Section 204		
	Location:	ADDRESS		
		25 Van Ness Avenue, San Francisco, CA		
60	Hunters Point Boy's Club	03	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ 24,850 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 24,850 Prior Year Money? No	24,850 500 Youth
95-03-EF12	Upgrading of kitchen of youth-serving facility.	Youth Centers / 570.201(c)		
	Helps prevent homelessness?	No		
	Helps the homeless?	No		
	Helps those with HIV or AIDS?	No		
	CDBG National Objective Citation:	570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient:	Non-Section 204		
	Location:	ADDRESS		
		729 Kirkwood Avenue, San Francisco, CA		

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
142	Hunters Point Boy's Club	05 Youth Services / 570.201(e)	CDBG \$ 20,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 20,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 20,000 Prior Year Money? No	175 Youth
95-05-PS51	Tutorial services for youth. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 729 Kirkwood Avenue, San Francisco, CA			
143	Hunters Point Community Youth Park Foundation	05 Youth Services / 570.201(e)	CDBG \$ 172,144 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 172,144 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 172,144 Prior Year Money? No	300 Youth
95-05-PS52	After-school recreational and educational services for youth. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 200 Middlepoint Road, San Francisco, CA			

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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources				Proposed Accomplishments
198	IOTA Educational Foundation of the Bay Area	05 Public Services (General) / 570.201(e)	CDBG	\$	40,000	25 People (General)	
95-05-PS53	Tutoring and vocational training for youth and adults. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	HOME	\$	0		
			ESG	\$	0		
			HOPWA	\$	0		
			SUBTOTAL:	\$	40,000		
			PHA Funding	\$	0		
			Assisted Hsg	\$	0		
			TOTAL:	\$	40,000		
	Subrecipient: Non-Section 204 Location: ADDRESS 145 7th Street, San Francisco, CA		Prior Year Money?	No			
61	Immune Enhancement Project	03S Facilities for AIDS Patients (not operating costs) / 570.201(c)	CDBG	\$	45,000	300 People (General)	
95-03-EF13	Rehab of medical facility serving needs of persons with AIDS/HIV. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No Yes 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	HOME	\$	0		
			ESG	\$	0		
			HOPWA	\$	0		
			SUBTOTAL:	\$	45,000		
			PHA Funding	\$	0		
			Assisted Hsg	\$	0		
			TOTAL:	\$	45,000		
	Subrecipient: Non-Section 204 Location: ADDRESS 3450 16th Street, San Francisco, CA		Prior Year Money?	No			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
197	Income Rights Project	05 Public Services (General) / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	25,000 0 0 0 25,000 0 0 25,000 No
95-05-PS29	Income rights advocacy for low income families. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS			
	225 Valencia Street, San Francisco, CA			
130	Independent Housing Services	05 Public Services (General) / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	160,000 0 0 0 160,000 0 0 160,000 No
95-05-PS39	Housing placements for physically disabled persons. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS			
	25 Taylor Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
35	Independent Living Resource Center	21	CDBG \$ 25,000	0
95-FH-21D0	Provision of fair housing counseling and services targeted at disabled persons.	Fair Housing Activities (subject to 20% Admin. cap) / 570.206	HOME \$ 0	0
1	Helps prevent homelessness?		ESG \$ 0	0
	Helps the homeless?		HOPWA \$ 0	0
	Helps those with HIV or AIDS?		SUBTOTAL: \$ 25,000	
	CDBG National Objective Citation:		PHA Funding \$ 0	
			Assisted Hsg \$ 0	
			TOTAL: \$ 25,000	
			Prior Year Money? No	
		570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
131	Independent Living Resource Center	05J	CDBG \$ 20,450	200 People (General)
95-05-PS40	Housing counseling services for disabled persons.	Fair Housing Activities (if CDBG, then subject to 15% cap) / 570.201(e)	HOME \$ 0	0
	Helps prevent homelessness?		ESG \$ 0	0
	Helps the homeless?		HOPWA \$ 0	0
	Helps those with HIV or AIDS?		SUBTOTAL: \$ 20,450	
	CDBG National Objective Citation:		PHA Funding \$ 0	
			Assisted Hsg \$ 0	
			TOTAL: \$ 20,450	
			Prior Year Money? No	
		570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204			
	Location: ADDRESS			
	70 10th Street, San Francisco, CA			
	Subrecipient: Non-Section 204			
	Location: ADDRESS			
	70 10th Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
45	Independent Living Resource Center/Disability Council	20 Planning / 570.205	CDBG \$ 25,000 0 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 25,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 25,000 Prior Year Money? No	
95-20-PL09	Technical assistance to meet requirements of Americans With Disabilities Act. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No		
	Subrecipient: Non-Section 204 Location: ADDRESS 70 10th Street, San Francisco, CA			
46	Indian Center of All Nations	20 Planning / 570.205	CDBG \$ 25,000 0 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 25,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 25,000 Prior Year Money? No	
95-20-PL10	Development of plan to address needs of Native Americans. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No		
	Subrecipient: Non-Section 204 Location: ADDRESS 3004 16th Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
62	Ingleside Community Center	03E Neighborhood Facilities / 570.201(c)	CDBG \$ 22,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 22,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 22,000 Prior Year Money? No	150 People (General)
95-03-EF14	Renovation of neighborhood facility serving youth and seniors. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 1345 Ocean Avenue, San Francisco, CA			
103	Ingleside Community Center	05 Employment Training / 570.201(e)	CDBG \$ 68,500 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 68,500 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 68,500 Prior Year Money? No	120 Youth
95-05-PS10	Employment services for youth and young adults. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 1345 Ocean Avenue, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
132	Innovative Housing	05	CDBG \$	90,000
		Public Services (General) /	HOME \$	0
95-05-PS41	Provide shared housing services for low income persons.	570.201(e)	ESG \$	0
			HOPWA \$	0
	Helps prevent homelessness?	No	SUBTOTAL: \$	90,000
	Helps the homeless?	No	PHA Funding \$	0
	Helps those with HIV or AIDS?	No	Assisted Hsg \$	0
	CDBG National Objective Citation:	570.208(a)(2) - LOW/MOD LIMITED	TOTAL: \$	90,000
	Subrecipient: Non-Section 204	CLIENTELE BENEFIT	Prior Year Money?	No
	Location: ADDRESS			
		1328 McAllister Street, San Francisco, CA		
121	Instituto Laboral de la Raza	05	CDBG \$	48,000
		Legal Services /	HOME \$	0
			ESG \$	0
			HOPWA \$	0
95-05-PS30	Legal services for Latino workers.	No	SUBTOTAL: \$	48,000
	Helps prevent homelessness?	No	PHA Funding \$	0
	Helps the homeless?	No	Assisted Hsg \$	0
	Helps those with HIV or AIDS?	No	TOTAL: \$	48,000
	CDBG National Objective Citation:	570.208(a)(2) - LOW/MOD LIMITED	Prior Year Money?	No
	Subrecipient: Non-Section 204	CLIENTELE BENEFIT		
	Location: ADDRESS			
		2947 16th Street, San Francisco, CA		

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
63	Jelani House, Inc.	03	CDBG \$ 65,000	27 Youth
	Rehab of facility providing infant care.	Public Facilities and Improvements (General) / 570.201(c)	HOME \$ 0	
			ESG \$ 0	
			HOPWA \$ 0	
	Helps prevent homelessness?	No	SUBTOTAL: \$ 65,000	
	Helps the homeless?	No	PHA Funding \$ 0	
	Helps those with HIV or AIDS?	No	Assisted Hsg \$ 0	
	CDBG National Objective Citation:	570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	TOTAL: \$ 65,000	
	Subrecipient: Non-Section 204		Prior Year Money?	No
	Location: ADDRESS			
	1601 Quesada Street, San Francisco, CA			
234	Jewish Family and Children's Services	03T	CDBG \$ 0	4 People (General)
	Operating Costs of Homeless/AIDS patients programs		HOME \$ 0	
			ESG \$ 8,000	
			HOPWA \$ 0	
	Operating costs for shelter for homeless families.		SUBTOTAL: \$ 8,000	
	Helps prevent homelessness?	Yes	PHA Funding \$ 0	
	Helps the homeless?	Yes	Assisted Hsg \$ 0	
	Helps those with HIV or AIDS?	No	TOTAL: \$ 8,000	
	CDBG National Objective Citation:		Prior Year Money?	No
	Subrecipient: Non-Section 204			
	Location: ADDRESS			
	1606 Scott Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
168	John W. King Senior Center	05E Transportation Services / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ 125,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 125,000 Prior Year Money? No	125,000 0 0 0 700 People (General)
95-05-PS82	Transportation assistance for the elderly and disabled. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 590 Leland Avenue, San Francisco, CA			
104	Korean Center, Inc.	05 Employment Training / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ 73,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 73,000 Prior Year Money? No	73,000 0 0 0 40 Youth
95-05-PS11	Job training services for at-risk youth. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 1362 Post Street, San Francisco, CA			

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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
154	La Casa de las Madres	05 Battered and Abused Spouses / 570.201(e)	CDBG \$ 52,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 52,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 52,000 Prior Year Money? No	270 People (General)
95-05-PS66	Shelter and counseling for battered women with children. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 965 Mission Street, San Francisco, CA			
235	La Casa de las Madres	03T Operating Costs of Homeless/AIDS patients programs	CDBG \$ 0 HOME \$ 0 ESG \$ 60,000 HOPWA \$ 0 SUBTOTAL: \$ 60,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 60,000 Prior Year Money? No	38 People (General)
95-50-ESG1 4	Staff and operating costs for shelter for battered women and their children. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes Yes No		
	Subrecipient: Non-Section 204 Location: SUPPRESSE D			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
122	La Raza Centro Legal	05 Legal Services /	CDBG \$ 66,280 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 66,280 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 66,280 Prior Year Money? No	400 People (General)
95-05-PS31	Legal services for Spanish-speaking persons. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS			
	2519 Mission Street, San Francisco, CA			
236	Larkin Street Services	03T	CDBG \$ 0 HOME \$ 0 ESG \$ 16,000 HOPWA \$ 0 SUBTOTAL: \$ 16,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 16,000 Prior Year Money? No	300 Youth
95-50-ESG1 5	Operating costs for shelter for homeless youth. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Operating Costs of Homeless/AIDS patients programs Yes Yes No		
	Subrecipient: Non-Section 204 Location: ADDRESS			
	536 Central Avenue, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
237	Larkin Street Services	03T	CDBG \$	0 700 Youth
95-50-ESG16	Operating costs for shelter serving homeless youth. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Operating Costs of Homeless/AIDS patients programs Yes Yes No	HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	0 26,000 0 26,000 0 0 26,000 No
199	Larkin Street Youth Center - Diamond Youth Project Crisis intervention and shelter services for homeless youth. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	05 Public Services (General) / 570.201(e) Yes Yes No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	25,000 0 0 0 25,000 0 0 25,000 No
95-05-PS53	Larkin Street Youth Center - Diamond Youth Project Crisis intervention and shelter services for homeless youth. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	05 Public Services (General) / 570.201(e) Yes Yes No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	25,000 0 0 0 25,000 0 0 25,000 No
199	Larkin Street Youth Center - Diamond Youth Project Crisis intervention and shelter services for homeless youth. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	05 Public Services (General) / 570.201(e) Yes Yes No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	25,000 0 0 0 25,000 0 0 25,000 No

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
84	Lead Hazard Prevention Program Pool/MOCD	141 Lead-Based/Lead Hazard Test/Abate / 570.202	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$	250,000 0 0 0 250,000 0 0 250,000
95-141-RP05	Funds for removal of lead hazards at child care centers. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	Prior Year Money? Yes	
	Subrecipient: Non-Section 204 Location: CITY WIDE			
123	Legal Assistance for the Elderly	05 Legal Services /	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$	30,000 0 0 0 30,000 0 0 30,000
95-05-PS32	Legal services in housing for the elderly. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	Prior Year Money? No	180 Elderly
	Subrecipient: Non-Section 204 Location: ADDRESS			

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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
161	Lyon-Martin Women's Health Services	05 Health Services / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	77,465 0 0 0 77,465 0 0 77,465 No
95-05-PS74	Health care services for low income women. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 1748 Market Street, San Francisco, CA			
196	Mayor's Office of Children, Youth and Their Families Placement services for youth.	05 Employment Training / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	100,094 0 0 0 100,094 0 0 100,094 No
95-05-PS12	Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 10 United Nations Plaza, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
243	Mayor's Office of Community Development	21A General Program Administration	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	0 0 20,000 0 20,000 0 0 20,000 No
95-50-ESG2 2	Administration of Emergency Shelter Grants Program. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Location:	Yes No No None N/A		
33	Mayor's Office of Community Development and Mayor's Office of Management and administration of CDBG, HOME, and ESG Programs. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	21A General Program Administration / 570.206 No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	0 0 0 0 2,964,000 0 0 2,964,000 No
95-21A-PA06	Subrecipient: Location:	None ADDRESS		

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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
214	Mayor's Office of Housing	21 HOME Admin/Planning Costs of PJ (subject to 5% cap)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$	0 0 125,000 0 0 125,000 0 0 125,000
95-30-HOME 06	Administration of HOME Program. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No	Prior Year Money?	No
	Subrecipient: None Location: ADDRESS			
	10 United Nations Plaza, San Francisco, CA			
13	Meals on Wheels of San Francisco	03 Public Facilities and Improvements (General) / 570.201(c)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$	150,000 0 0 0 150,000 0 0 150,000
95-03-NF04	Building new kitchens for meals program for low income persons. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	Prior Year Money?	No
	Subrecipient: Non-Section 204 Location: ADDRESS			
	1375 Fairfax, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources		Proposed Accomplishments
162	Men Overcoming Violence	05 Battered and Abused Spouses / 570.201(e)	CDBG	\$ 26,528	77 People (General)
95-05-PS75	Counseling and treatment for men who batter. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: ADDRESS 54 Mint Street, San Francisco, CA	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	HOME	\$ 0	
			ESG	\$ 0	
			HOPWA	\$ 0	
			SUBTOTAL:	\$ 26,528	
			PHA Funding	\$ 0	
			Assisted Hsg	\$ 0	
			TOTAL:	\$ 26,528	
			Prior Year Money?	No	
64	Mission Area Health Associates	03P Health Facilities / 570.201(c)	CDBG	\$ 85,000	235 People (General)
95-03-EF16	Renovation of medical clinic serving low and moderate income persons. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: ADDRESS 240 Sholwell Street, San Francisco, CA	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	HOME	\$ 0	
			ESG	\$ 0	
			HOPWA	\$ 0	
			SUBTOTAL:	\$ 85,000	
			PHA Funding	\$ 0	
			Assisted Hsg	\$ 0	
			TOTAL:	\$ 85,000	
			Prior Year Money?	No	

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
124	Mission Community Legal Defense, Inc.	05 Legal Services /	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	231,933 0 0 0 231,933 0 0 231,933
95-05-PS33	Criminal and immigration legal services. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 2940 16th Street, San Francisco, CA			No
174	Mission Economic Development Association	18B ED Technical Assistance / 570.203(b)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	241,750 0 0 0 241,750 0 0 241,750
95-18-ED03	Loan packaging and technical assistance to small businesses creating jobs for low/mod income persons. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(4) - LOW/MOD JOBS BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 2601 Mission Street, San Francisco, CA			No

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
144	Mission Education Projects, Inc.	05 Youth Services / 570.201(e)	CDBG \$ 218,509 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 218,509 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 218,509 Prior Year Money? No	550 Youth
95-05-PS55	Tutorial services for low income children. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 3047 23rd Street, San Francisco, CA			

105	Mission Hiring Hall	05 Employment Training / 570.201(e)	CDBG \$ 118,738 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 118,738 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 118,738 Prior Year Money? No	600 People (General)
95-05-PS13	Job development and placement services for low income persons. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 2017 Mission Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
7	Mission Housing Development Corporation	14	CDBG \$ 355,000	135 Housing Units
		Rehabilitation Administration /	HOME \$ 0	
		570.202	ESG \$ 0	
95-14H-HD0	Develop and rehab housing for low income		HOPWA \$ 0	
7	persons primarily in the Mission and Outer Mission areas.		SUBTOTAL: \$ 355,000	
	Helps prevent homelessness?	No	PHA Funding \$ 0	
	Helps the homeless?	No	Assisted Hsg \$ 0	
	Helps those with HIV or AIDS?	No	TOTAL: \$ 355,000	
	CDBG National Objective Citation:	570.208(a)(3) - LOW/MOD HOUSING BENEFIT	Prior Year Money? No	
	Subrecipient: Non-Section 204			
	Location: CITY WIDE			
65	Mission Language and Vocational School	03	CDBG \$ 36,580	500 People (General)
		Public Facilities and Improvements (General) / 570.201(c)	HOME \$ 0	
95-03-EF17	Renovation of vocational training facility serving low and moderate income persons.		ESG \$ 0	
	Helps prevent homelessness?	No	HOPWA \$ 0	
	Helps the homeless?	No	SUBTOTAL: \$ 36,580	
	Helps those with HIV or AIDS?	No	PHA Funding \$ 0	
	CDBG National Objective Citation:	570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	Assisted Hsg \$ 0	
	Subrecipient: Non-Section 204		TOTAL: \$ 36,580	
	Location: ADDRESS		Prior Year Money? No	
	2929 19th Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
106	Mission Language and Vocational School	05 Employment Training / 570.201(e)	CDBG \$ 214,109 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 214,109 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 214,109 Prior Year Money? No	145 People (General)
95-05-PS14	Clerical and English-as-a-Second Language instruction for Hispanics. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: ADDRESS 2929 19th Street, San Francisco, CA	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	No
14	Mission Neighborhood Centers	03 Youth Centers / 570.201(c)	CDBG \$ 65,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 65,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 65,000 Prior Year Money? No	43 Youth
95-03-NF05	Conversion of warehouse for use as Head Start program facility. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: ADDRESS 101 Valencia Street, San Francisco, CA	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	No

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66	Mission Neighborhood Centers	03E Neighborhood Facilities / 570.201(c)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	25,400 0 0 0 25,400 0 0 25,400 No
95-03-EF18	Renovations at multipurpose community facility. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: ADDRESS 362 Capp Street, San Francisco, CA	No No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
245	Mission Neighborhood Centers	03 Youth Centers / 570.201(c)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	65,000 0 0 0 65,000 0 0 65,000 No
95-03-EF34	Renovations for Head Start program facility. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: ADDRESS 3011 24th Street, San Francisco, CA	No No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
146	Mission Reading Clinic	05 Youth Services / 570.201(e)	CDBG \$ 106,575 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 106,575 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 106,575 Prior Year Money? No	290 Youth
95-05-PS57	After-school tutorial program for youth. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: ADDRESS	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
517	2201 Folsom Street, San Francisco, CA			
107	Mutual Assistance Association Council, Inc.	05 Employment Training / 570.201(e)	CDBG \$ 28,340 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 28,340 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 28,340 Prior Year Money? No	100 Youth
95-05-PS15	Employment and placements services for refugees and immigrant youth. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: ADDRESS	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	220 Golden Gate Avenue, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
48	National Foundation for Teaching Entrepreneurship	20 Planning / 570.205	CDBG \$ 25,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 25,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 25,000 Prior Year Money? No	0
95-20-PL12	Consortium develop plan for creation of youth entrepreneurship program. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No		
	Subrecipient: Non-Section 204 Location: ADDRESS 404 Bryant Street, San Francisco, CA			
147	National Office of Samoan Affairs	05 Public Services (General) / 570.201(e)	CDBG \$ 65,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 65,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 65,000 Prior Year Money? No	290 People (General)
95-05-PS58	Counseling and advocacy services for Pacific-Americans. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No		
	Subrecipient: Non-Section 204 Location: ADDRESS 1855 Folsom Street, San Francisco, CA	570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
49	New Conservatory Theatre Center	20 Planning / 570.205	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	15,000 0 0 0 15,000 0 0 15,000 No
95-20-PL13	Feasibility study to leverage revenues from performance facility to enable support of social services. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No		
	Subrecipient: Non-Section 204 Location: ADDRESS 25 Van Ness Avenue, San Francisco, CA			
211	New Construction Project - MOH	12 Construction of Housing	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	0 2,000,000 0 0 2,000,000 0 0 2,000,000 No
95-30-HOME 03	New construction of housing for low income families. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes No No		
	Subrecipient: Non-Section 204 Location: CITY WIDE			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
125	Nihonmachi Legal Outreach	05 Battered and Abused Spouses / 570.201(e)	CDBG \$ 22,800 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 22,800 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 22,800 Prior Year Money? No	300 People (General)
95-05-PS34	Legal services for Asian victims of domestic violence. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 1840 Sutter Street, San Francisco, CA			
50	North of Market Planning Coalition	20 Planning / 570.205	CDBG \$ 25,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 25,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 25,000 Prior Year Money? No	0
95-20-PL14	Plan to establish economic development corporation for North of Market community. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No		
	Subrecipient: Non-Section 204 Location: ADDRESS 295 Eddy Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
108	Northern California Service League	05 Employment Training / 570.201(e)	CDBG \$ 68,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 68,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 68,000 Prior Year Money? No	110 People (General)
95-05-PS16	Employment and placement service for welfare recipients. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 28 Boardman Place, San Francisco, CA			
169	OMI - Pilgrim Community Center	05 Public Services (General) / 570.201(e)	CDBG \$ 30,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 30,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 30,000 Prior Year Money? No	3,000 People (General)
95-05-PS83	Facility management services for community center serving the low income community. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 446 Randolph Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
15	OMI Pilgrim Community Center	03E Neighborhood Facilities / 570.201(c)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	30,000 0 0 0 30,000 0 0 30,000 No
95-03-NF06	Expanding multipurpose facility to include office and child care space. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: ADDRESS 446 Randolph Street, San Francisco, CA	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
109	Oceanview-Merced-Ingleside Community Association	05 Employment Training / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	35,000 0 0 0 35,000 0 0 35,000 No
95-05-PS17	Employment services for residents of OMI neighborhood. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: ADDRESS 446 Randolph Street, San Francisco, CA	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		

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163	Operation Concern/Pacific Mental Health Services	05 Health Services / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	55,000 0 0 0 55,000 0 0 55,000 No
95-05-PS76	Psychological counseling for low income gays and lesbians. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 1853 Market Street, San Francisco, CA			
51	Planning for Elders in the Central City	20 Planning / 570.205	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	25,000 0 0 0 25,000 0 0 25,000 No
95-20-PL15	Development of a central registry of home care workers working with the elderly. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No		
	Subrecipient: Non-Section 204 Location: ADDRESS 1370 Mission Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
111	Positive Resources of the AIDS/HIV Life Center	05 Employment Training / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	20,000 0 0 0 20,000 0 0 20,000 No
95-05-PS19	Employment services for persons with AIDS/HIV. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No Yes 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 1675 California Street, San Francisco, CA			
112	Potrero Hill Community Development Corporation	05 Employment Training / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	32,000 0 0 0 32,000 0 0 32,000 No
95-05-PS20	Employment and job retention services for low income persons. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 1060 Tennessee Street, San Francisco, CA			

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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
67	Potrero Hill Neighborhood House	03E Neighborhood Facilities / 570.201(c)	CDBG \$ 100,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 100,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 100,000	250 Youth
95-03-EF19	Renovation of facility serving children and youth. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	 Prior Year Money? No	
	Subrecipient: Non-Section 204 Location: ADDRESS 824 Carolina Street, San Francisco, CA			
88	Public Space Improvement Pool/MOCD	03 Public Facilities and Improvements (General) / 570.201(c)	CDBG \$ 350,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 350,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 350,000	0
95-03-PSIP0 2	Provide for various public improvement projects in low income neighborhoods. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(1) - LOW/MOD AREA BENEFIT	 Prior Year Money? No	
	Subrecipient: Non-Section 204 Location: CITY WIDE			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
68	Recreation Center for the Handicapped	03B Handicapped Centers / 570.201(c)	CDBG \$ 79,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 79,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 79,000 Prior Year Money? No	1,800 People (General)
95-03-EF20	Renovations at facility serving the disabled. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 207 Skyline Blvd., San Francisco, CA			
113	Renaissance Parents of Success	05 Employment Training / 570.201(e)	CDBG \$ 51,046 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 51,046 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 51,046 Prior Year Money? No	105 People (General)
95-05-PS21	Supportive services for persons in training programs. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 2055 Silver Avenue, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
200	Renaissance Parents of Success	05 Public Services (General) / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	30,443 80 Youth 0 0 0 30,443 0 0 30,443 No
95-05-PS59	Operation of a community day school for at-risk youth. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 2055 Silver Avenue, San Francisco, CA			
205	SFHA - Career Resources Development Center	18 Micro-Enterprise Assistance /	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	75 People (General) 50,000 0 0 0 50,000 0 0 50,000 No
95-18-SFHA 03	Outreach and assessment of public housing residents for micro-enterprise training. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(4) - LOW/MOD JOBS BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 655 Geary, San Francisco, CA			

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206	SFHA - San Francisco Renaissance	18 Micro-Enterprise Assistance /	CDBG \$ 45,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 45,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 45,000 Prior Year Money? No	6 People (General)
95-18-SFHA 04	Self employment and small business start-up assistance for public housing residents. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(4) - LOW/MOD JOBS BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 404 Bryant Street, San Francisco, CA			
207	SFHA - Women's Initiative for Self Employment	18 Micro-Enterprise Assistance /	CDBG \$ 45,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 45,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 45,000 Prior Year Money? No	6 People (General)
95-18-SFHA 05	Business start-up and micro-enterprise development assistance for public housing tenants. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(4) - LOW/MOD JOBS BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 450 Mission Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
208	SFHA - Wu Yee Children's Services	18 Micro-Enterprise Assistance /	CDBG \$ 25,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 25,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 25,000 Prior Year Money? No	3 People (General)
95-18-SFHA 06	Business start-up and micro-enterprise assistance for residents of public housing. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(4) - LOW/MOD JOBS BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 777 Stockton Street, San Francisco, CA			
192	SFRA - South of Market Hiring Hall	05 Public Services (General)	CDBG \$ 0 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 0 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 0 Prior Year Money? Yes	50 People (General)
95-05-SFRA 04	Operation of a South of Market Hiring Hall to assist job development for South of Market residents. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes Yes Yes		
	Subrecipient: Non-Section 204 Location: CT & BG San Francisco County: CT 176.98			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
149	Saint John's Educational Thresholds Center	05 Youth Services / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	25,200 0 0 0 25,200 0 0 25,200 No
95-05-PS61	Tutoring services for at-risk youth. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: ADDRESS 1661 15th Street, San Francisco, CA	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
238	Salvation Army	03T Operating Costs of Homeless/AIDS patients programs	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	0 0 58,000 0 58,000 0 0 58,000 No
95-50-ESG1 7	Operating costs for shelter for homeless men. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: ADDRESS 240 Turk Street, San Francisco, CA	Yes Yes No		

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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
52	San Francisco Adult Day Health Network	20 Planning / 570.205	CDBG \$ 25,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 25,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 25,000 Prior Year Money? No	0
95-20-PL16	Project to build capacity of adult health care providers. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No		
	Subrecipient: Non-Section 204 Location: ADDRESS 295 Eddy Street, San Francisco, CA			
126	San Francisco Bar Association/Volunteer Legal Services	05 Legal Services /	CDBG \$ 30,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 30,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 30,000 Prior Year Money? No	60 People (General)
95-05-PS35	Legal assistance in areas of eviction and benefits. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 685 Market Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
69	San Francisco Boys and Girls Club	03 Youth Centers / 570.201(c)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	76,500 2,000 Youth
95-03-EF21	Renovation of multipurpose center serving children.			
	Helps prevent homelessness?	No		
	Helps the homeless?	No		
	Helps those with HIV or AIDS?	No		
	CDBG National Objective Citation:	570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204			
	Location: ADDRESS			
	1950 Page Street, San Francisco, CA			
92	San Francisco Conservation Corps	03 Public Facilities and Improvements (General) / 570.201(c)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	1,150,000 3,955 People (General)
95-03-PSIP06	Undertake misc. public space improvements at sites which directly benefit low income persons.			
	Helps prevent homelessness?	No		
	Helps the homeless?	No		
	Helps those with HIV or AIDS?	No		
	CDBG National Objective Citation:	570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204			
	Location: ADDRESS			
	800 Presidio, San Francisco, CA			
	824 Carolina Street, San Francisco, CA			
	1060 York Street, San Francisco, CA			
	1520 Oakdale, San Francisco, CA			
	500 Raymond, San Francisco, CA			

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34	San Francisco Department of City Planning	21A	CDBG \$ 16,713 0	
		General Program Administration /	HOME \$ 0	
		570.206	ESG \$ 0	
95-21A-PA07	Historic preservation reviews of CDBG, ESG, and HOME Projects.		HOPWA \$ 0	
	Helps prevent homelessness?	No	SUBTOTAL: \$ 16,713	
	Helps the homeless?	No	PHA Funding \$ 0	
	Helps those with HIV or AIDS?	No	Assisted Hsg \$ 0	
	CDBG National Objective Citation:	No	TOTAL: \$ 16,713	
	Subrecipient: None	570.208(a)(2) - LOW/MOD LIMITED	Prior Year Money? No	
	Location: ADDRESS	CLIENTELE BENEFIT		
		1660 Mission Street, San Francisco, CA		
148	San Francisco Educational Services	05	CDBG \$ 50,000 170 Youth	
		Youth Services / 570.201(e)	HOME \$ 0	
			ESG \$ 0	
			HOPWA \$ 0	
95-05-PS60	After-school tutorial services for youth.	No	SUBTOTAL: \$ 50,000	
	Helps prevent homelessness?	No	PHA Funding \$ 0	
	Helps the homeless?	No	Assisted Hsg \$ 0	
	Helps those with HIV or AIDS?	No	TOTAL: \$ 50,000	
	CDBG National Objective Citation:	570.208(a)(2) - LOW/MOD LIMITED	Prior Year Money? No	
	Subrecipient: Non-Section 204	CLIENTELE BENEFIT		
	Location: ADDRESS			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
16	San Francisco Food Bank	03 Public Facilities and Improvements (General) / 570.201(c)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	150,000 0 0 0 150,000 0 0 150,000 No
95-03-NF07	Construction of new food storage facility. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: ADDRESS 900 Pennsylvania Street, San Francisco, CA	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		42,000 People (General)
155	San Francisco Food Bank	05 Public Services (General) / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	12,500 0 0 0 12,500 0 0 12,500 No
95-05-PS68	Food distribution for agencies serving seniors and low income persons. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: ADDRESS 333 Illinois Street, San Francisco, CA	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		1,300 People (General)

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89	San Francisco Friends of the Urban Forest	03 Tree Planting / 570.201(c)	CDBG \$ 47,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 47,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 47,000 Prior Year Money? No	0
95-03-PSIPO 3	Implement tree planting projects in seven low income neighborhoods. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(1) - LOW/MOD AREA BENEFIT		
	Subrecipient: Non-Section 204 Location: CT & BG			
	San Francisco County: CT 111; CT 120; CT 254, BG 2; CT 176.98; CT 178; CT 110; CT 167; CT 164			
203	San Francisco Housing Authority	14 Public Housing Modernization / 570.202	CDBG \$ 314,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 314,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 314,000 Prior Year Money? No	8 Public Facilities
95-03-SFHA 01	Security, safety and other tenant identified improvements at public housing developments. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS			
	4101 Noriega, San Francisco, CA 430 Turk Street, San Francisco, CA 25 Sanchez, San Francisco, CA Missouri and 23rd Street, San Francisco, CA Alemany and Elsworth, San Francisco, CA Post and Broderick, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
90	San Francisco League of Urban Gardeners	03	CDBG \$	170,000
		Public Facilities and Improvements (General) / 570.201(c)	HOME \$	0
			ESG \$	0
			HOPWA \$	0
			SUBTOTAL: \$	170,000
95-03-PSIP0 4	Development of four gardens in low income neighborhoods.	No	PHA Funding \$	0
	Helps prevent homelessness?	No	Assisted Hsg \$	0
	Helps the homeless?	No	TOTAL: \$	170,000
	Helps those with HIV or AIDS?	No	Prior Year Money?	No
	CDBG National Objective Citation:	570.208(a)(1) - LOW/MOD AREA BENEFIT		
	Subrecipient: Non-Section 204 Location: CT & BG			
	San Francisco County: CT 178; CT 605; CT 604; CT 154, BG 2			
17	San Francisco Mental Health Education Fund	03P Health Facilities / 570.201(c)	CDBG \$	31,000
			HOME \$	0
			ESG \$	0
			HOPWA \$	0
			SUBTOTAL: \$	31,000
95-03-NF08	Renovation of a psychiatric health facility.	No	PHA Funding \$	0
	Helps prevent homelessness?	No	Assisted Hsg \$	0
	Helps the homeless?	No	TOTAL: \$	31,000
	Helps those with HIV or AIDS?	No	Prior Year Money?	No
	CDBG National Objective Citation:	570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS			
	165 Fell Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
128	San Francisco Neighborhood Legal Assistance Foundation	05 Legal Services /	CDBG \$ 44,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 44,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 44,000 Prior Year Money? No	39 People (General)
95-05-PS37	Legal services for residents of public housing. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 49 Powell Street, San Francisco, CA			
127	San Francisco Neighborhood Legal Assistance Foundation/Domes	05 Battered and Abused Spouses / 570.201(e)	CDBG \$ 41,669 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 41,669 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 41,669 Prior Year Money? No	300 People (General)
95-05-PS36	Legal services for battered women with children. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 49 Powell Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
193	San Francisco Redevelopment Agency	18B	CDBG \$	0
		ED Technical Assistance	HOME \$	0
			ESG \$	0
			HOPWA \$	0
95-18-SFRA 05	Loan packaging, technical assistance, and loan program administration for South of Market, India Basin, Western Addition, Hunters Point and Tenderloin areas.		SUBTOTAL: \$	0
			PHA Funding \$	0
			Assisted Hsg \$	0
			TOTAL: \$	0
	Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes No No	Prior Year Money?	Yes
	Subrecipient: Non-Section 204 Location: CITY WIDE			
194	San Francisco Redevelopment Agency	20	CDBG \$	0
		Planning	HOME \$	0
			ESG \$	0
			HOPWA \$	0
95-20-SFRA . 06	Planning activities related to Treasure Island, South Bayshore, the Transbay Terminal, etc.		SUBTOTAL: \$	0
			PHA Funding \$	0
			Assisted Hsg \$	0
			TOTAL: \$	0
	Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No	Prior Year Money?	Yes
	Subrecipient: Non-Section 204 Location: CITY WIDE			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
191	San Francisco Redevelopment Agency - Central Relocation Serv	08 Relocation	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$	0 10 Households (General) 0 0 0 0 0 0 0
95-08-SFRA 03	Relocation assistance to businesses, families, and others impacted by CDBG Program. Helps prevent homelessness? Helps the homeless? *Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes No No	 Prior Year Money?	 Yes
	Subrecipient: Non-Section 204 Location: CITY WIDE			
190	San Francisco Redevelopment Agency - Sixth Street Redevelopm	07 Urban Renewal Completion	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$	0 0 0 0 0 0 0 0
95-07-SFRA 02	Urban renewal completion of Sixth Street redevelopment area. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes No No	 Prior Year Money?	 Yes
	Subrecipient: Non-Section 204 Location: CT & BG			
	San Francisco County: CT 176.98			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
189	San Francisco Redevelopment Agency - Yerba Buena Center	07 Urban Renewal Completion	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 Yes
95-07-SFRA 01	Completion of urban renewal of Yerba Buena Center. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No		
	Subrecipient: Non-Section 204 Location: CT & BG San Francisco County: CT 176; CT 178; CT 179			
53	San Francisco Renaissance	20 Planning / 570.205	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	15,000 0 0 0 0 0 0 0 15,000 0 0 0 0 15,000 No
95-20-PL17	Study of long term impact of self employment services on low income entrepreneurs. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No		
	Subrecipient: Non-Section 204 Location: ADDRESS 404 Bryant Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
184	San Francisco Renaissance and Microbusiness Incubator	18 Micro-Enterprise Assistance /	CDBG \$ 138,500 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 138,500 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 138,500 Prior Year Money? No	55 People (General)
95-18-SE03	Business start-up assistance for low/mod income persons and operation of small business incubator. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(4) - LOW/MOD JOBS BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 404 Bryant Street, San Francisco, CA			
79	San Francisco Women's Center	03S	CDBG \$ 42,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 42,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 42,000 Prior Year Money? No	250 People (General)
95-03-EF23	Renovation of facility serving women with AIDS/HIV. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No Yes 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 3543 18th Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
70	San Francisco Women's Center/Lavender Youth Recreation Infor	03 Youth Centers / 570.201(c)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	70,000 30 Youth 0 0 0 70,000 0 0 70,000 No
95-03-EF22	Renovation of multipurpose center serving gay youth. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS			
	123 Collingswood, San Francisco, CA			
133	Self Help for the Elderly	05J Fair Housing Activities (if CDBG, then subject to 15% cap) / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	50,380 600 Elderly 0 0 0 50,380 0 0 50,380 No
95-05-PS42	Housing counseling and information services for the elderly. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS			
	407 Sansome Street, San Francisco, CA			

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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
179	Self-Help for the Elderly	18B	CDBG \$ 21,000	3 People (General)
		ED Technical Assistance /	HOME \$ 0	
		570.203(b)	ESG \$ 0	
	Job creation through creation of travel service with focus on seniors.		HOPWA \$ 0	
			SUBTOTAL: \$ 21,000	
95-18-NB03	Helps prevent homelessness?	No	PHA Funding \$ 0	
	Helps the homeless?	No	Assisted Hsg \$ 0	
	Helps those with HIV or AIDS?	No	TOTAL: \$ 21,000	
	CDBG National Objective Citation:	570.208(a)(4) - LOW/MOD JOBS BENEFIT	Prior Year Money? No	
	Subrecipient: Non-Section 204			
	Location: ADDRESS			
	407 Sansome Street, San Francisco, CA			
221	Small Business Revolving Loan Program - MOCD	18A	CDBG \$ 0	25 Businesses
		ED Direct Financial Assistance to For-Profits	HOME \$ 0	
			ESG \$ 0	
	Loan funds available for small businesses creating or retaining jobs available to low/moderate income persons. Program is administered by the Mayor's Office of Community Development.		HOPWA \$ 0	
95-18-ED20			SUBTOTAL: \$ 0	
			PHA Funding \$ 0	
			Assisted Hsg \$ 0	
			TOTAL: \$ 0	
	Helps prevent homelessness?	No	Prior Year Money? Yes	
	Helps the homeless?	No		
	Helps those with HIV or AIDS?	No		
	CDBG National Objective Citation:			
	Subrecipient: None			
	Location: ADDRESS			
	10 United Nation sPlaza, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
71	Sojourner Truth Foster Family Service Agency	03	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	80,000 0 0 0 80,000 0 0 80,000 No
95-03-EF24	Construction of counseling space for foster care agency. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 3450 3rd Street, San Francisco, CA			
54	South of Market Foundation	20	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	15,000 0 0 0 15,000 0 0 15,000 No
95-20-PL18	Study to determine appropriate site for small business incubator in South of Market area. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No		
	Subrecipient: Non-Section 204 Location: ADDRESS 965 Mission Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
175	South of Market Foundation	18B	CDBG \$	35,000
95-18-ED04	Loan packaging and technical assistance to small businesses creating jobs for low/mod income persons. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	ED Technical Assistance /	HOME \$	0
		570.203(b)	ESG \$	0
			HOPWA \$	0
			SUBTOTAL: \$	35,000
			PHA Funding \$	0
			Assisted Hsg \$	0
			TOTAL: \$	35,000
			Prior Year Money?	No
		No		
		No		
		No		
		570.208(a)(4) - LOW/MOD JOBS BENEFIT		
95-05-PS77	St. Vincent de Paul Society of San Francisco Drop-in center for homeless substance abusers. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	05F Substance Abuse Services / 570.201(e) Yes Yes No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	CDBG \$	45,000
			HOME \$	0
			ESG \$	0
			HOPWA \$	0
			SUBTOTAL: \$	45,000
			PHA Funding \$	0
			Assisted Hsg \$	0
			TOTAL: \$	45,000
			Prior Year Money?	No
164	Subrecipient: Non-Section 204 Location: ADDRESS 965 Mission Street, San Francisco, CA			
95-05-PS77	St. Vincent de Paul Society of San Francisco Drop-in center for homeless substance abusers. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	05F Substance Abuse Services / 570.201(e) Yes Yes No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	CDBG \$	45,000
			HOME \$	0
			ESG \$	0
			HOPWA \$	0
			SUBTOTAL: \$	45,000
			PHA Funding \$	0
			Assisted Hsg \$	0
			TOTAL: \$	45,000
			Prior Year Money?	No
95-05-PS77	Subrecipient: Non-Section 204 Location: ADDRESS 1745 Folsom Street, San Francisco, CA	05F Substance Abuse Services / 570.201(e) Yes Yes No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	CDBG \$	45,000
			HOME \$	0
			ESG \$	0
			HOPWA \$	0
			SUBTOTAL: \$	45,000
			PHA Funding \$	0
			Assisted Hsg \$	0
			TOTAL: \$	45,000
			Prior Year Money?	No

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
55	Support Center of San Francisco	20 Planning / 570.205	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	50,000 0 0 0 0 50,000 0 0 50,000 No
95-20-PL20	Provide technical assistance and build capacity of non-profit agencies funded with CDBG grants. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No		
	Subrecipient: Non-Section 204 Location: ADDRESS 70 10th Street, San Francisco, CA			
150	Support for Parents with Special Children	05B Handicapped Services / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	25,000 117 People (General) 0 0 0 25,000 0 0 25,000 No
95-05-PS62	Support services to families with disabled children. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 2601 Mission Street, San Francisco, CA			

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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
239	Swords To Plowshares	05 Public Services (General)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$	0 0 19,000 0 19,000 0 19,000
95-50-ESG1 8	Advocacy services for homeless veterans. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes Yes No		
	Subrecipient: Non-Section 204 Location: ADDRESS 995 Market Street, San Francisco, CA		Prior Year Money?	No
170	Swords to Plowshares Veteran's Rights Organization	05 Public Services (General) / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$	35,000 0 0 0 35,000 0 0 35,000
95-05-PS84	Benefits advocacy services for homeless veterans. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes Yes No		
	Subrecipient: Non-Section 204 Location: ADDRESS 995 Market Street, San Francisco, CA	570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT	Prior Year Money?	No

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
37	Technical Assistance/Capacity Building Program Pool	20 Planning / 570.205	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	250,000 0 0 0 0 250,000 0 0 250,000 No
95-20-PL01	Program pool available to provide identified technical assistance and build capacity of non-profit agencies. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No		
	Subrecipient: Non-Section 204 Location: CITY WIDE			
72	Telegraph Hill Neighborhood Association	03E Neighborhood Facilities / 570.201(c)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	40,000 0 0 0 0 40,000 0 0 40,000 No
95-03-EF25	Renovation of multipurpose facility serving youth and adults. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS			

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Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
213	Tenant-Based Assistance - MOH	05S	CDBG \$	0
		Rental Housing Subsidies (if HOME, not part of 5% Admin cap)	HOME \$	50,000
			ESG \$	0
			HOPWA \$	0
95-30-HOME 05	Tenant-based housing assistance.		SUBTOTAL: \$	50,000
	Helps prevent homelessness?	Yes	PHA Funding \$	0
	Helps the homeless?	No	Assisted Hsg \$	0
	Helps those with HIV or AIDS?	No	TOTAL: \$	50,000
	CDBG National Objective Citation:			
	Subrecipient: Non-Section 204		Prior Year Money?	No
	Location: CITY WIDE			
8	Tenants and Owners Development Corporation	14	CDBG \$	136,000
		Rehabilitation Administration / 570.202	HOME \$	0
			ESG \$	0
			HOPWA \$	0
95-14H-HD0 8	Develop and rehab housing for low income persons primarily in the Tenderloin and South of Market areas.		SUBTOTAL: \$	136,000
			PHA Funding \$	0
	Helps prevent homelessness?	No	Assisted Hsg \$	0
	Helps the homeless?	No	TOTAL: \$	136,000
	Helps those with HIV or AIDS?	No		
	CDBG National Objective Citation:	570.208(a)(3) - LOW/MOD HOUSING BENEFIT	Prior Year Money?	No
	Subrecipient: Non-Section 204			
	Location: CITY WIDE			

73 Housing Units

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
129	Tenderloin Housing Clinic, Inc.	05 Légai Services /	CDBG \$ 87,450 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 87,450 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 87,450 Prior Year Money? No	4,000 People (General)
95-05-PS38	Housing legal services in the North and South of Market areas. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 126 Hyde Street, San Francisco, CA			
9	Tenderloin Neighborhood Development Corporation	14 Rehabilitation Administration / 570.202	CDBG \$ 231,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 231,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 231,000 Prior Year Money? No	50 Housing Units
95-14H-HD09	Develop and rehab housing for low income persons primarily in the Tenderloin and South of Market areas. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(3) - LOW/MOD HOUSING BENEFIT		
	Subrecipient: Non-Section 204 Location: CITY WIDE			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
56	The Mexican Museum	20 Planning / 570.205	CDBG \$ 25,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 25,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 25,000 Prior Year Money? No	0
95-20-PL21	Develop a plan to increase the self-sufficiency of the museum. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No		
	Subrecipient: Non-Section 204 Location: ADDRESS Ft. Mason Center, San Francisco, CA			
135	Tides Foundation - Coalition for Low Income Housing	05J Fair Housing Activities (if CDBG, then subject to 15% cap) / 570.201(e)	CDBG \$ 25,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 25,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 25,000 Prior Year Money? No	200 People (General)
95-05-PS44	Housing counseling services for Section 8 tenants. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes No No		
	Subrecipient: Non-Section 204 Location: ADDRESS 1095 Market Street, San Francisco, CA	570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
134	Tides Foundation - St. Peter's Housing	05K	CDBG \$	31,571
		Tenant/Landlord Counseling /	HOME \$	0
		570.201(e)	ESG \$	0
95-05-PS43	Housing counseling services to prevent evictions.		HOPWA \$	0
	Helps prevent homelessness?		SUBTOTAL: \$	31,571
	Helps the homeless?	Yes	PHA Funding \$	0
	Helps those with HIV or AIDS?	No	Assisted Hsg \$	0
	CDBG National Objective Citation:	No	TOTAL: \$	31,571
		570.208(a)(2) - LOW/MOD LIMITED	Prior Year Money?	No
		CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204			
	Location: ADDRESS			
	2915 24th Street, San Francisco, CA			
180	Tides Foundation - The Garden Project	18B	CDBG \$	54,000
		ED Technical Assistance /	HOME \$	0
		570.203(b)	ESG \$	0
95-18-NB04	Job creation effort through creation of market garden enterprise employing low income.		HOPWA \$	0
	Helps prevent homelessness?		SUBTOTAL: \$	54,000
	Helps the homeless?	Yes	PHA Funding \$	0
	Helps those with HIV or AIDS?	No	Assisted Hsg \$	0
	CDBG National Objective Citation:	No	TOTAL: \$	54,000
		570.208(a)(4) - LOW/MOD JOBS	Prior Year Money?	No
		BENEFIT		
	Subrecipient: Non-Section 204			
	Location: ADDRESS			
	35 South Park, San Francisco, CA			

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91	Tides Foundation/Garden Project	03	CDBG \$ 20,000	0
95-03-PSIPO 5	Development of two community gardens in low income neighborhoods.	Public Facilities and Improvements (General) / 570.201(c)	HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 20,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 20,000	
	Helps prevent homelessness?	No		
	Helps the homeless?	No		
	Helps those with HIV or AIDS?	No		
	CDBG National Objective Citation:	570.208(a)(1) - LOW/MOD AREA BENEFIT		
	Subrecipient: Non-Section 204 Location: CT & BG		Prior Year Money? No	
	San Francisco County: CT 234; CT 227, BG 4			
240	Travelers Aid Society of San Francisco	05	CDBG \$ 0 HOME \$ 0 ESG \$ 20,000 HOPWA \$ 0 SUBTOTAL: \$ 20,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 20,000	160 People (General)
95-50-ESG1 9	Rental costs for rooms for homeless individuals.	Public Services (General)		
	Helps prevent homelessness?	Yes		
	Helps the homeless?	Yes		
	Helps those with HIV or AIDS?	No		
	CDBG National Objective Citation:			
	Subrecipient: Non-Section 204 Location: ADDRESS		Prior Year Money? No	
	44 McAllister Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
165	Travels Aid of San Francisco	05 Public Services (General) / 570.201(e)	CDBG \$ 36,600 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 36,600 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 36,600 Prior Year Money? No	900 People (General)
95-05-PS78	Case management services for homeless persons. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes Yes No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 1049 Market Street, San Francisco, CA			
241	United Council of Human Services	05 Public Services (General)	CDBG \$ 0 HOME \$ 0 ESG \$ 15,000 HOPWA \$ 0 SUBTOTAL: \$ 15,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 15,000 Prior Year Money? No	5,000 People (General)
95-50-ESG2 0	Provision of food for homeless individuals. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No Yes No		
	Subrecipient: Non-Section 204 Location: ADDRESS 1345 Ocean Avenue, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
57	Uprising Community Plus/BVHP Foundation	20 Planning / 570.205	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	13,200 0 0 0 13,200 0 0 13,200 No
95-20-PL22	Plan to identify economic development projects in the Bayview Hunters Point community. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No		
	Subrecipient: Non-Section 204 Location: ADDRESS 150 Executive Park, San Francisco, CA			
176	Urban Economic Development Corporation	18B ED Technical Assistance / 570.203(b)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	211,300 0 0 0 211,300 0 0 211,300 No
95-18-ED05	Loan packaging and technical assistance to small businesses creating jobs for low/mod income persons. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No		
	Subrecipient: Non-Section 204 Location: ADDRESS 1426 Fillmore Street, San Francisco, CA	570.208(a)(4) - LOW/MOD JOBS BENEFIT		

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
171	Volunteer Center of San Francisco	05	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	30,000 0 0 0 30,000 0 0 30,000 No
95-05-PS85	Recruitment and placement of volunteers at nonprofit agencies serving the low income. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Public Services (General) / 570.201(e) No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 1160 Battery Street, San Francisco, CA			
18	Walden House, Inc.	03P	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	68,000 0 0 0 68,000 0 0 68,000 No
95-03-NF09	Expansion of substance abuse counseling facility. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Health Facilities / 570.201(c) No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 1885 Mission Street, San Francisco, CA			

U.S. Department of Housing and Urban Development
CPD Consolidated Plan System
Listing of Proposed Projects

Run Date: 10/29/94
Run Time: 11:33:35

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
181	Walden House, Inc.	18B ED Technical Assistance / 570.203(b)	CDBG \$ 40,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 40,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 40,000 Prior Year Money? No	3 People (General)
95-18-NB05	Job creation through expansion of print shop employing low income persons. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(4) - LOW/MOD JOBS BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 520 Townsend Street, San Francisco, CA			
114	West Bay Pilipino Multi-Services Corporation	05 Employment Training / 570.201(e)	CDBG \$ 50,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 50,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 50,000 Prior Year Money? No	175 Youth
95-05-PS22	Employment services for low income Filipino youth. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 953 Mission Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
73	Westside Community Mental Health	03P Health Facilities / 570.201(c)	CDBG \$ 73,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 73,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 73,000 Prior Year Money? No	200 People (General)
95-03-EF26	Access improvements to facility serving youth and adults. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 1153 Oak Street, San Francisco, CA			
74	Westside Community Mental Health	03P Health Facilities / 570.201(c)	CDBG \$ 47,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 47,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 47,000 Prior Year Money? No	2,500 People (General)
95-03-EF27	Access improvements for facility serving mentally ill. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 888 Turk Street, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
242	Westside Community Mental Health Center	05 Public Services (General)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	0 0 32,000 0 32,000 0 0 32,000 No
95-50-ESG2 1	Case management services for homeless shelter residents. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	Yes Yes No		
	Subrecipient: Non-Section 204 Location: ADDRESS 525 5th Street, San Francisco, CA			
151	Whitney Young Child Development Center	05L Child Care Services / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	77,160 0 0 0 77,160 0 0 77,160 No
95-05-PS63	Center-based child care for young children. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 100 Whitney Young Circle, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
75	Women's Alcoholism Center	03P Health Facilities / 570.201(c)	CDBG \$ 78,300 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 78,300 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 78,300 Prior Year Money? No	35 People (General)
95-03-EF28	Construction to increase capacity of treatment residence for women. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: ADDRESS 2261 Bryant Street, San Francisco, CA	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
185	Women's Initiative for Self Employment	18 Micro-Enterprise Assistance /	CDBG \$ 70,000 HOME \$ 0 ESG \$ 0 HOPWA \$ 0 SUBTOTAL: \$ 70,000 PHA Funding \$ 0 Assisted Hsg \$ 0 TOTAL: \$ 70,000 Prior Year Money? No	45 People (General)
95-18-SE04	Business start-up assistance for low income women. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: ADDRESS 201 Mission Street, San Francisco, CA	No No No 570.208(a)(4) - LOW/MOD JOBS BENEFIT		

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
186	Wu Yee Children's Services	18 Micro-Enterprise Assistance /	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$	59,000 0 0 0 59,000 0 0 59,000
95-18-SE05	Business start-up assistance for persons intending to operate family day care enterprises. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(4) - LOW/MOD JOBS BENEFIT	 Prior Year Money?	No
	Subrecipient: Non-Section 204 Location: ADDRESS 777 Stockton Street, San Francisco, CA			
93	Wu Yee Children's Services - Chinatown Library	03 Public Facilities and Improvements (General) / 570.201(c)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$	76,000 0 0 0 76,000 0 0 76,000
95-03-PSIP0 7	Development of rooftop area at Chinatown Library. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(1) - LOW/MOD AREA BENEFIT	 Prior Year Money?	No
	Subrecipient: Non-Section 204 Location: CT & BG San Francisco County: CT 113			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
86	YMCA - Buchanan Branch	03E Neighborhood Facilities / 570.201(c)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	66,000 0 0 0 66,000 0 0 66,000 No
95-03-EF29	Renovations to multipurpose facility serving both youth and adults. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: ADDRESS 1530 Buchanan Street, San Francisco, CA	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
76	YMCA - Chinatown Branch	03E Neighborhood Facilities / 570.201(c)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	20,000 0 0 0 20,000 0 0 20,000 No
95-03-EF30	Renovation of multipurpose facility serving youth. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation: Subrecipient: Non-Section 204 Location: ADDRESS 855 Sacramento Street, San Francisco, CA	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
77	YMCA - Mission Branch	03E Neighborhood Facilities / 570.201(c)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	10,000 0 0 0 10,000 0 0 10,000 No
95-03-EF31	Renovation of facility serving both youth and adults. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 4080 Mission Street, San Francisco, CA			
115	Young Community Developers	05 Employment Training / 570.201(e)	CDBG \$ HOME \$ ESG \$ HOPWA \$ SUBTOTAL: \$ PHA Funding \$ Assisted Hsg \$ TOTAL: \$ Prior Year Money?	25,375 0 0 0 25,375 0 0 25,375 No
95-05-PS23	Employment services for residents of Bayview Hunters Point. Helps prevent homelessness? Helps the homeless? Helps those with HIV or AIDS? CDBG National Objective Citation:	No No No 570.208(a)(2) - LOW/MOD LIMITED CLIENTELE BENEFIT		
	Subrecipient: Non-Section 204 Location: ADDRESS 1715 Yosemite Avenue, San Francisco, CA			

Project ID / Local Code	Project Title and Description	Activity Code/Title/Citation	Funding Sources	Proposed Accomplishments
152	Youth for Service	05	CDBG \$	10,000
95-05-PS64	Literacy and educational services for at-risk youth.	Youth Services / 570.201(e)	HOME \$	80 Youth
	Helps prevent homelessness?		ESG \$	0
	Helps the homeless?		HOPWA \$	0
	Helps those with HIV or AIDS?	No	SUBTOTAL: \$	10,000
	CDBG National Objective Citation:	No	PHA Funding \$	0
		No	Assisted Hsg \$	0
		No	TOTAL: \$	10,000
		570.208(a)(2) - LOW/MOD LIMITED	Prior Year Money?	No
		CLIENTELE BENEFIT		

Subrecipient: Non-Section 204
Location: ADDRESS

25 14th Street, San Francisco, CA

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the Housing and Community Development Plan regulations, the jurisdiction certifies that:

Citizen Participation Plan -- It is following a detailed citizen participation plan which:

1. Provides for and encourages citizen participation, with particular emphasis on participation by persons of low and moderate income who are residents of slum and blighted areas and of areas in which funds are proposed to be used, and provides for participation of residents in low and moderate income neighborhoods as defined by the local jurisdiction;
2. Provides citizens with reasonable and timely access to local meetings, information, and records relating to the grantee's proposed use of funds, as required by the regulations of the Secretary, and relating to the actual use of funds under the Act;
3. Provides for technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals with the level and type of assistance to be determined by the grantee;
4. Provides for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including at least the development of needs, the review of proposed activities, and review of program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for the handicapped;
5. Provides for a timely written answer to written complaints and grievances, within 15 working days where practicable; and
6. Identifies how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate;

Citizen Participation -- Prior to submission of its housing and community development plan to HUD, the jurisdiction has:

1. Met the citizen participation requirements of §91.xxx
2. Prepared its housing and community development plan and annual use of funds in accordance with §91.xxx and made its housing and community development plan submission available to the public.

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, prepare an analysis of impediments and maintain records pertaining to carrying out this certification.

Anti-Discrimination -- The grants will be conducted and administered in compliance with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3620), the Age Discrimination Act of 1975, Executive Orders 11063, 11625, 12138, 12432 and 12892, Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), the Americans with Disabilities Act (title II) and implementing regulations.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, as required under §91.xxx and Federal implementing regulations; and that it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, and the relocation requirements of §91.xxx governing optional relocation assistance under section 105(a)(11) of the Housing and Community Development Act of 1974, as amended;

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;

- (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
- (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
- (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.
8. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Mayor's Office of Community Development
Mayor's Office of Housing
Ten United Nations Plaza, Suite 600
San Francisco, California 94102

Check _____ if there are workplaces on file that are not identified here; The certification with regard to the drug-free workplace required by 24 CFR part 24, subpart F.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or

employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph (n) of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly; The jurisdiction is in compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.

Legal Authority -- It possesses legal authority under State and local law to make grant submissions and to execute a community development and housing programs and the jurisdiction's governing body has duly adopted or passed as an official act a resolution, motion or similar action authorizing the person identified as the official representative of the grantee to submit the housing and community development plan and amendments thereto and all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the grantee to act in connection with the submission of the housing and community development plan and to provide such additional information as may be required;

Applicable Laws -- The jurisdiction will comply with the other provisions of the Acts covering programs covered by the HCD plan and with other applicable laws.

Signature

Date

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Use of Funds -- It has developed its HCD plan one-year projected use of funds so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight; (the projected use of funds may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available); except that the aggregate use of CDBG funds received under section 106 of the Housing and Community Development Act of 1974, as amended, and if applicable, under section 108 of the same Act, during program year(s) 1992, 1993, 1994 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that not less than 70 percent of such funds are used for activities that benefit such persons during such period;

Community Development Plan -- It has developed a community development plan, for the period specified in the paragraph above, that identifies community development and housing needs and specifies both short and long-term community development objectives that have been developed in accordance with the primary objective and requirements of the Housing and Community Development Act of 1974, as amended;

Special Assessments -- It will not attempt to recover any capital costs of public improvements assisted in whole or in part with funds provided under section 106 of the Housing and Community Development Act of 1974, as amended, or with amounts resulting from a guarantee under section 108 of the same Act by assessing, any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless:

1. Funds received under section 106 of the Housing and Community Development Act of 1974, as amended, are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than under Title I of that Act; or
2. For purposes of assessing any amount against properties owned and occupied by persons of moderate income, the

grantee certifies to the Secretary that it lacks sufficient funds received under section 106 of the Housing and Community Development Act of 1974, as amended, to comply with the requirements of subparagraph (1) above;

Lead-Based Paint -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with §570.608;

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Signature

Date

Title

shelter for at least the applicable period specified in §575.53;

- (2) Leases negotiated between the grantee or nonprofit recipient with the provider of such housing will make available such living space at substantially less than the daily room rate otherwise charged by the facility; and
- (3) The grantee or nonprofit recipient has considered using other facilities as emergency shelters, and has determined that the use of such living space in the facilities provides the most cost-effective means of providing emergency shelter for the homeless in its jurisdiction.

Environmental -- It assures that no renovation, major rehabilitation, or conversion activity funded through the Emergency Shelter Grant Program will:

- (1) Involve alterations to a property that is listed on the National Register of Historic Places, is located in a historic district or is immediately adjacent to a property that is listed on the Register, or is deemed by the State Historic Preservation Officer to be eligible for listing on the Register;
- (2) Take place in any 100-year floodplain designated by map by the Federal Emergency Management Agency; or
- (3) Be inconsistent with HUD environmental standards in 24 CFR part 51 or with the State's Coastal Zone Management plan.

Signature

Date

Title

HOPWA Certifications

Terms of Assistance -- It will maintain any building or structure assisted with under the HOPWA program as a facility to provide assistance for eligible persons:

- (1) For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation or acquisition of a facility; and
- (2) For a period of not less than 3 years in cases involving non-substantial rehabilitation or repair of a building or structure;

Signature

Date

Title

Housing Development Action Plan

1995 CONSOLIDATED PLAN

for the

City and County of San Francisco

November 1, 1994

HOUSING DEVELOPMENT ACTION PLAN FOR 1995¹

I. Resources, Activities and Programs to Address Priority Housing Needs in 1995:

A. Funds Expected to be Available in 1995:

This section provides estimates of the locally administered funds expected to be available at some time during the 1995 program year for capital development (acquisition of sites, hard and soft development costs, etc.) and for operating and rent subsidies in support of public and privately owned low income housing. As a rule, these funds will be leveraged against other funds, such as those raised by the sale of Low Income Housing Tax Credits, conventional mortgage financing, and federally administered capital, operating and rent subsidy funds for which individual project sponsors must compete nationally.

The Mayor's Office of Housing, the Redevelopment Agency and the Chief Administrative Officer administer these funds through a dozen local affordable housing Funding Programs, which differ according to the population they are designed to serve or the type of development activity they are intended to finance. Each of these Funding Programs and the levels at which each Program will be funded in 1995 are described in more detail in Section B. below. In general, funds are distributed to project sponsors on the basis of proposals made to the administering agency in response to a Notice of Funding Availability (NOFA). Final selections and commitments are made by a Citywide Affordable Housing Loan Committee, comprised of the Director of the Mayor's Office of Housing, the Executive Director of the Redevelopment Agency, and the Mayor's Homeless Coordinator².

1. *FEDERAL HOME, HOPWA, ESG, CDBG, and PUBLIC HOUSING COMPREHENSIVE GRANT FUNDS:*

Funds from the federal HOME Investment Partnerships Program (HOME), Housing Opportunities for People with AIDS (HOPWA) Program, Emergency Shelter Grant (ESG) Program and the Community Development Block Grant (CDBG) Program are all expected to be made available in amounts similar to those received in 1994. Commitments and set-asides³ of HOME funds and CDBG housing funds in 1994 actually exceeded the funds available;

¹All references to 1995 refer to the Program Year beginning February 1, 1995 and ending January 31, 1996.

²Additional members are added to the Loan Committee for commitment of HOPWA or Hotel Tax funds; commitment of Tax Increment or HOPWA funds is subject to approval by the Redevelopment Commission.

³Funds are committed to specific projects that meet the qualifications of a Funding Program and satisfy the underwriting criteria of the administering agency. Occasionally funds will be set aside or reserved for a specific project or use for a period prior to their actual commitment when the administering agency is relatively certain that they will be needed for that project or use in the near future.

consequently only about 60% of the new HOME and CDBG housing funds expected in 1995 will be available for new projects.

The San Francisco Housing Authority was awarded \$21 million in Comprehensive Grant funding for 1995.

2. OTHER (NON-FEDERAL) LOCALLY ADMINISTERED FUNDS.⁴

As the Redevelopment Agency approaches the limit of its bond indebtedness, the tax increment funds made available for housing development continue to decline. Less than \$9 million in Citywide and South of Market Earthquake Recovery Project Area Tax Increment funds are available this year and approximately one-half as much is expected in 1995-96. As was the case with HOME and CDBG housing funds, the high level of housing development activity in 1994 has resulted in commitments and set asides that have already nearly exhausted the 1994-95 tax increment funds only one quarter of the way through the fiscal year. Consequently, the funds expected to be made available for new projects in 1995 will largely be limited to whatever new funds are provided in the 1995-96 City fiscal year.

On the other hand, because of delays in the development of new senior housing projects in both 1993 and 1994, there is a relatively sizable carryover balance of Hotel Tax Funds to begin 1995, and revenues from this source are not expected to decline during the year.

The City's third major source of funds for subsidizing low-income housing in 1995 will be directed at the seismic rehabilitation of unreinforced masonry buildings through the Seismic Safety Loan Program, which will make \$15 million available for below market rate loans.

Table 1 summarizes the capital subsidy funds expected to be made available for allocation to local Funding Programs from all locally administered sources in 1995, including those reserved in 1994 but not yet committed to specific project sponsors.

⁴Two of the City's three major locally generated funding sources (Tax Increment and Hotel Tax Funds) are tied to the City's fiscal year which begins each July. For purposes of this plan, current 1994-95 fiscal year funds expected to be uncommitted as of February 1, 1995 plus one-half the funds expected from these Programs in the 1995-96 fiscal year are considered available for use in the February, 1995 through January, 1996 Program year. The third major locally generated funding source (Seismic Safety Bonds) is not associated with a Program year.

TABLE 1: Projected Uncommitted Funds for Privately-Owned Housing Development in 1995

SOURCE OF FUNDS		USES, ASSUMPTIONS
<i>Federal Sources:</i>		
CDBG	\$1,870,000	Loans for acquisition, rehab., pre- development costs, includes \$4.5 million in new funds, less \$2.6 million committed in 1994.
CDBG PROGRAM INCOME	\$750,000	Revolving fund for Loans for single family housing rehabilitation; assumes repayments equal to new loans.
HOME	\$4,625,000	Loans, grants for acquisition, rehab., new construction, rental assistance, administrative expenses; includes \$5.7 million in new funds, less \$1.0 million already committed in 1994.
FEMA GRANT	\$1,000,000	Special FEMA grant for seismic rehab. of SRO South of Market.
HOPWA (Capital Uses)	\$5,962,000	Loans, grants for acquisition, rehabilitation, new construction of facilities for persons with AIDS.
SPECIAL HOMELESS GRANT	\$4,000,000	Special grant for creation of new housing for persons with substance abuse problems.
<i>Local Sources:</i>		
TAX INCREMENT (TI): for AT-RISK HOUSING	\$1,599,000	Loans, grants for acquisition, rehabilitation of housing with expiring subsidies or restrictions; no new 1995 funds
CODE ENFORCEMENT REHABILITATION FUND	\$100,000	Loans for correction of code violations, safety hazards.
CITYWIDE TI (Taxable)	\$761,000	Loans for predevelopment costs; no new funds in 1995.
CITYWIDE TI (Tax Exempt)	\$2,692,000	Grants for acquisition, rehab., new construction; includes \$4.75 million new funds from 1994-95 FY, \$1.25 million in new funds from 1995-96 FY, less \$3.3 million already committed in 1994.
SOUTH OF MARKET (TI)	\$4,725,000	Grants for acquisition, rehab., new const. in SOMA Earthquake Recovery Project Area; includes \$4.0 million in new funds.
HOTEL TAX	\$12,315,000	Loans for new construction of senior housing; includes \$2.0 million set-aside for projects in 1994; \$3.7 million in new funds.
SEISMIC SAFETY BONDS	\$15,000,000	Loans for seismic rehab of low-income residential UMBs.
OAHP⁵	\$121,000	Loans housing development; no new funds in 1995.
TOTAL FUNDS IN 1995:	\$55,536,000	

⁵Office Affordable Housing Production Program.

B. Housing Priorities to be Addressed in 1995:

To the extent permitted by restrictions on the eligible uses of the funds described above, this Action Plan allocates funds to the City's local Funding Programs or establishes selection criteria within the Funding Programs according to the priorities established in several documents that are the basis of this Consolidated Plan:

The 1994-1998 Comprehensive Housing Affordability Five-Year Strategy (November, 1993), which gives first priority to the needs of homeless or extremely low income persons and families, very low income disabled persons and very low income large families, second priority to very low income individuals and small families, and third priority to very low income first-time and existing homeowners.

The San Francisco Five Year HIV/AIDS Housing Plan (May, 1994) which identifies the following mix of priorities for investing resources to serve the needs of persons with HIV/AIDS:

- ☐ Increasing the housing options for very low income persons living with HIV/AIDS, with special consideration for the homeless, including licensable supportive housing for people disabled with HIV/AIDS, HIV-specific housing for persons with multiple disabilities, and units (with associated services) set aside for HIV-positive persons in standard affordable housing developments.
- ☐ Converting HIV-specific housing that is leased by non-profits to housing that is owned.
- ☐ Targeting tenant-based rental assistance to house homeless persons and prevent homelessness, particularly for very low income persons disabled by HIV/AIDS.
- ☐ Increasing non-profit agencies' capacity for housing and providing services for persons with HIV/AIDS and creating linkages between service providers and housing providers.
- ☐ Improving access and ensuring equity in access to HIV/AIDS housing resources through a centralized information and placement service.

The Five Year Mental Health Supportive Housing Plan (final draft in preparation, October, 1994) which identifies the following priorities for housing people with psychiatric disabilities:

- ☐ Giving priority to very low income and extremely low income persons with mental disabilities, particularly those repeatedly using emergency services, those exiting or ready to leave inpatient, IMD and residential treatment settings, those who have been repeatedly jailed for non-violent offenses, and those who are homeless.

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- Developing an array of different housing types ranging from congregate living to individual apartments scattered throughout the community, including sites exclusively for persons with mental disabilities who need intensive on-site services, and housing for persons who need less intensive service support in locations where people without mental disabilities are also housed.
- Emphasizing non-profit ownership.
- Targeting tenant-based rental assistance to persons who are exiting treatment and transitional programs, particularly those completing substance abuse/mental health treatment.

The Strategic Plan of the San Francisco Senior Services Plan Task Force (August, 1994) which establishes a goal to "Develop housing that accomodates the full range of senior needs and desires" and calls for:

- More new senior housing, shared housing and housing linked with social services and health care for seniors.
- Expanded awareness of the senior housing crisis and advocacy for more state and federal support for development of supportive and low-income housing for seniors.
- Continued earmarking of Hotel Tax funds for senior and physically disabled housing.
- Increased and equitable access by all seniors to housing programs and services for seniors.

The Continuum of Care Five Year Strategic Homeless Plan for San Francisco (first draft, October, 1994) which will establish the City's priorities for producing an integrated and coordinated system of housing, health care and support services to prevent and reduce homelessness, including priorities and strategies for prevention of homelessness, emergency services, transitional housing and services, permanent housing (with associated support services), and follow-up. The Continuum of Care plan is currently in draft form and is expected to be completed and officially adopted in early 1995. The City's specific plans for addressing the priority needs of homeless people in 1995 will be based upon the recommendations of the Continuum of Care document, the Executive Summary of which is attached to this Action Plan.

The draft Continuum of Care plan identifies several major strategies for producing permanent housing to address the problem of homelessness:

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- **Target Extremely Low-Income People**, i.e, individuals and families that earn less than 20% of median income, including those receiving General Assistance, SSI or AFDC. Doing so requires financing mechanisms that include long-term operating support for projects, such as project basing existing Section 8 certificates and developing alternative funding sources to cover on-going operating funds.
- **Develop Housing for Mixed (Income) Populations** as a way to encourage normalization and the development of a healthy residential community, including persons of varying levels of disability and household size. Critical to this effort is the streamlining of support service funding to allow housing sponsors to access interdisciplinary services funding from a single source.
- **Establish a Mechanism for Integrating Support Services and Affordable Housing**, including developing a single source or pool for funding supportive services associated with housing development, developing a collaborative funding process that integrates local capital, operating , and services funding decisions, and developing additional sources of funding for residentially based support services, including "managed care" funding systems and redirecting funds from high cost institutional setting (ie. hospitals, jails) to more appropriate and less costly supportive housing environments.
- **Provide Flexible Access to Supportive Services**, including a range of services available on a voluntary basis, provided in a culturally competent and non-threatening manner, either directly by on-site staff or by referral, ranging from less intensive services such as case management, assistance with daily living activities, and community building to more intensive and specialized services such as substance abuse treatment and services for persons with multiple disabilities. Develop moderate service level / mixed population supportive housing as well as intensive service level / single population housing.
- **Develop Supportive Housing Throughout the City** particularly in neighborhoods that do not have high rates of crime and drug use, despite the higher development costs associated with such neighborhoods, including education efforts on a neighborhood-by-neighborhood basis around the need for supportive housing and its positive impacts on a neighborhood, and increased rental assistance options that develop relationships with property owners and facilitate housing placements in the private market.

Based on a working model that includes a "middle ground" estimate of 7,000 homeless persons, and making several assumptions about household size and housing preferences, the Continuum of Care plan identifies a need for over 4,400 SROs and studio apartments, about 680 one- and two-bedroom apartments, approximately 580 three and four-bedroom apartments and 50 units or beds in specialized facilities to house those 7000 homeless persons. The total development cost would exceed \$536 million, and the City's share, assuming optimum

leveraging of non-City funds, would exceed \$241 million.

Recognizing that there will not be enough local resources to fully meet the need for supportive housing in the next five years, the Continuum of Care plan proposes a goal of doubling the locally administered funds currently expected to be made available during that period to about \$150 million and describes a plan to make a noticeable impact on the homeless problem by producing about 3,750 new supportive housing units.

2. ALLOCATION OF LOCALLY ADMINISTERED FUNDS IN 1995

The \$55.2 million in uncommitted capital funds expected to be made available for subsidizing privately-owned housing in 1995 includes approximately \$11.7 million in funds that were set aside or reserved for specific projects in 1994. These funds are therefore allocated in this plan to the appropriate local Funding Programs. The description of each Funding Program below includes a list of specific projects for which funds have been set aside.

Nearly 80% of the remaining uncommitted funds are allocated to three Funding Programs because the statutory rules governing the sources of funds restrict their use to a specific population, development type or building type: the **Housing Opportunities for Persons with AIDS Program** (\$6 million); the **Senior and Physically Disabled Rental Housing Program** (\$13.3 million) and the **Seismic Safety Loan Program** (\$15 million).

After accounting for these and other use-restricted funds, approximately \$6.4 million remains. Priority for these relatively "discretionary" funds has been given to the **Supportive Housing Program** (\$4.4 million) and the **Family Rental Housing Program** (\$2.0 million). The \$4.4 million for Supportive Housing includes \$1.1 million in CDBG CHRP funds for which new construction is not an eligible use. Furthermore, these funds are likely to be needed by two projects known to City staff that do not have any City funds committed or reserved but either have or soon will have received McKinney SRO (rent subsidy) awards from the federal government and will need City subsidies to complete their financing.

The \$2.0 million set aside for development of new family rental housing is recognizably insufficient to meet the demand for such funds. The City has committed approximately \$21.4 million in the past three years to the development of affordable⁶ multiple bedroom housing which has put 382 new units into the development pipeline. Although this is a significant level of commitment, the City's was unable to fund several feasible family new construction projects in 1994. This lack of capital and a growing awareness of the unmet need for permanent

⁶Of the 382 units in the pipeline, 262 (69%) will be affordable to families earning up to 50% of median income, 120 (31%) will target families at 35% of median, and 31 (8%) will be set aside for families at 25% of median.

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affordable housing for homeless families in general suggest that every effort must be made to identify new resources for this kind of development. All other things being equal, if any additional funds are made available in 1995 or recovered from projects that do not go forward, priority for such funds will be given to the Family Rental Housing Program.

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TABLE 2: Allocation of Capital Subsidies to Local Funding Programs in 1995

FUNDING PROGRAM	TL ALLOCATION	RESERVED	GENERAL PROGRAM ACTIVITIES
HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS	\$5,962,000	\$0	Development ⁷ of housing with supportive services for persons with HIV/AIDS. Additional program funds are available for rental assistance, services and operating subsidies.
SUPPORTIVE HOUSING	\$12,500,000	\$8,139,000	Development of housing with supportive services for persons with mental or physical disabilities, particularly homeless persons.
FAMILY RENTAL HOUSING	\$3,200,000	\$1,200,000	New construction of multiple bedroom rental housing for families.
SINGLE PERSON HOUSING	\$2,871,000	\$1,700,000	Development of small-unit rental housing.
SENIOR RENTAL HOUSING	\$10,746,000	\$488,000	New construction of housing for seniors and/or physically disabled households.
AT-RISK HOUSING	\$1,599,000	\$0	Acquisition and rehabilitation of housing with expiring subsidies or restrictions.
MULTIFAMILY ACQ./REHAB.	\$400,000	\$400,000	Acquisition and rehabilitation of housing for families.
REHAB. MATCHING FUND	\$850,000	\$0	Rehabilitation of for-profit multiple-unit rental housing.
LOW INC. HOMEOWNER & RES. CARE FACILITY REHAB	\$1,100,000	\$350,000	Rehabilitation of existing single family homes owned by seniors or low-income homeowners or of for-profit residential care facilities.
CODE ENFORCEMENT REHAB	\$100,000	\$0	Small scale rehabilitation to correct code violations in owner-occupied single family & 2-unit buildings.
PREDEVELOPMENT	\$882,894	\$686,487	Feasibility, planning and other pre-construction development activities.
SEISMIC REHABILITATION	\$15,000,000	\$0	Rehabilitation of residential UMB's that house low income households.
HOMESTRETCH	\$50,000	\$50,000	Grants for rent or security deposits.
TOTALS:	\$55,211,000	\$11,677,000	

⁷Includes all types of development activities, including acquisition only, or acquisition and rehabilitation (moderate or substantial), or new construction.

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3. *SPECIFIC ALLOCATIONS OF ESG, HOME, HOPWA AND CDBG FUNDS TO MEET PRIORITY HOUSING NEEDS IN 1995*

Emergency Shelter Grant (ESG) FUNDS: \$1,006,219

The Mayor's Office of Community Development (MOCD) administers San Francisco's ESG Program. Allocations of 1995 ESG funds were determined by means of a NOFA process recently completed.

On August 25, 1994, MOCD mailed approximately 120 NOFA applications to non-profit and public agencies regarding the availability of 1995 ESG funds. A press release was issued announcing the ESG NOFA and the NOFA was announced at the regular meetings of the Citizens Committee on Community Development (CCCD) and the Mayor's Homeless Task Force. An informational workshop was conducted by MOCD on September 7, 1994 for those interested in submitting applications. Twenty-six applications were received by the September 23rd RFP deadline.

In the evaluation of ESG applications, priority was given to proposals that (a) improve conditions for existing emergency shelters; (b) increase the level of services where there are special needs; (c) show an ability to implement the proposed project immediately; (d) have a long-term impact on homelessness without reliance on future funding; and (e) are cost effective in reducing the number of homeless persons.

On September 12, 1994, the Citizens Committee on Community Development established a subcommittee to review the ESG applications and on October 12, 1994, the subcommittee reviewed and proposed preliminary recommendations. These recommendations were approved by the full CCCD on October 27, 1994.

Approved for funding in 1995 were the following activities:

\$39,000 (Episcopal Community Services) for renovation of shelter sanitation facilities;

\$94,000 (Glide Foundation) for renovation of kitchen serving meals to homeless persons;

\$48,416 (Central City Hospitality House) for employment services for homeless youth;

\$25,000 (Larkin Street Services) for crisis intervention for homeless youths;

\$21,500 (Asian Women's Shelter) for shelter services for battered women;

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- \$52,000 (La Casa de Las Madres) for shelter services for battered women;
- \$30,000 (Catholic Charities of San Francisco) for homelessness prevention assistance to families;
- \$45,000 (St. Vincent de Paul Society) for drop-in services for homeless adults;
- \$36,600 (Travelers' Aid Society of San Francisco) for case management services for homeless persons;
- \$35,000 (Swords to Plowshares) for advocacy services for homeless veterans;
- \$29,703 (Community Housing Partnership) for planning projects to employ homeless persons;
- \$550,000 (Homeless Program Pool) set aside for projects to be determined in Continuum of Care plan.

HOME FUNDS: \$5,684,000

(less approximately \$1 million committed in 1994)

Most of the \$4.7 million in HOME Program funds available for new activities in 1995 will be allocated to four local Funding Programs (see below for detailed descriptions):

- \$750,000 to the **Supportive Housing Program**;
- \$2,000,000 to the **Family Rental Housing Program**;
- \$700,000 to the **Single Person Housing Program**; and
- \$850,000 to the **Rehabilitation Matching Fund Program**.

An additional \$50,000 is allocated in 1995 to tenant-based rental assistance to prevent homelessness and \$330,000 is allocated for the administrative expenses of the Mayor's Office of Housing and several Community Housing Development Organizations (CHDOs) in the City. A more detailed description of how the use of HOME funds for tenant-based assistance in 1995 will meet the minimum guidelines described in HOME Program regulations can be found below in the section on "1995 Local Funding Programs."

Nearly all of San Francisco's affordable housing development efforts in recent years have been carried out in collaboration with local community-based non-profit housing development corporations, several of which have satisfied HUD requirements to qualify as Community Housing Development Organizations (CHDOs). CHDOs are expected to continue performing the roles that non-profit housing development corporations have traditionally performed in San

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Francisco, including acquisition and rehabilitation of existing buildings, acquisition of sites and development of new housing, and ownership and management of subsidized developments.

HOME regulations require that a minimum of 15% of the City's 1995 HOME allocation, or \$852,600 must be reserved for housing developed, sponsored or owned by CHDOs. It is likely that considerably more than this minimum will be used by CHDOs.

The Table below describes the proposed uses and allocations between CHDO and non-CHDO activities of the City's 1995 HOME Program funds (totaling \$5,684,000).

Table 3: Activities to be Funded with 1995 HOME Program Funds:
1995 Funds: \$5,684,000

	Total	Rental Housing	Ownership Housing	% of Total	Match
CHDO ACTIVITIES:					
New Construction	\$0	\$0	\$0	\$0	
Acquisition Only	\$0	\$0	\$0	\$0	
Acquisition/Substantial Rehabilitation	\$749,000	\$749,000	\$0		\$187,250
Acquisition/Other Rehabilitation	\$1,705,000	\$1,705,000 ⁸	\$0		\$426,250
CHDO Subtotal:	\$2,454,000	\$2,454,000	\$0	43%	\$613,500
NON-CHDO ACTIVITIES:					
New Construction	\$2,000,000	\$2,000,000	\$0		\$600,000
Acquisition Only	\$0	\$0	\$0		\$0
Acquisition/Substantial Rehabilitation	\$0	\$0	\$0		\$0
Acquisition/Other Rehabilitation	\$850,000	\$850,000	\$0		\$212,500
Tenant-Based Assistance	\$50,000	\$50,000	\$0		\$12,500
NON-CHDO Subtotal:	\$2,900,000	\$2,900,000	\$0	51%	\$825,000
P.J. Administrative Expenses	\$180,000				
CHDO Administrative Expenses	\$150,000				
Administrative Subtotal:	\$330,000			6%	
TOTALS:	\$5,684,000	\$5,354,000		100%	\$1,438,500

In accordance with the regulations of the HOME Program, and in furtherance of the City and County of San Francisco's commitment to non-discrimination and equal opportunity in housing, San Francisco has established procedures to affirmatively market units created or rehabilitated with the HOME Program funds. A description of these procedures is attached as

⁸Includes approximately \$1,060,000 of 1995 funds committed to a CHDO-sponsored Acquisition/Rehabilitation project in 1994.

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an Attachment.

HOPWA FUNDS: \$10,031,040

Approximately \$6 million is expected to be added to the City's **Housing Opportunities for Persons with AIDS Program** for capital uses in by the beginning of the 1995 Program year (February 1, 1995), another \$2 million is expected for rental subsidies, and \$1.5 million for services.

This allocation of 1995 HOPWA funds reflects the priorities set forth in the San Francisco Five-Year HIV/AIDS Housing Plan and implements a proposed allocation of 62% of the HOPWA grant for capital development, 20% for tenant-based rental assistance, 15% for supportive services and 3% for grantee administrative expenses:

Table 4: Program Activities for 1995 HOPWA Funds for San Francisco County⁹

	SRO Dwellings	Community Residences	Other Housing	Non-Housing Activities	TOTALS:
Housing Acquisition, Rehabilitation and New Construction	\$1,000,000	\$4,961,662			\$5,961,662
Supportive Services Associated with Housing		\$1,000,000	\$504,656		\$1,504,656
Rental Assistance			\$2,000,000		\$2,000,000
Grantee Administration				\$300,931	\$300,931
Project Sponsor Administration		\$75,268	\$188,523		\$263,791
Total HOPWA Funds:	\$1,000,000	\$6,036,930	\$2,693,179	\$300,931	\$10,031,040
Non-HOPWA Funds to be Leveraged:	\$1,500,000 (for capital uses)		\$200,000 (for services)		\$1,700,000
TOTAL PROGRAM FUNDS:	\$2,500,000	\$6,036,930	\$2,893,179	\$300,931	\$11,731,040

These proposed HOPWA activities will address the unmet housing and services needs of eligible persons by:

⁹Based on \$11,664,000 grant for San Francisco EMSA and distribution among San Francisco, San Mateo and Marin Counties according to the number of living persons with HIV/AIDS in each county as reported by the State of California Office of AIDS as of June 30, 1994.

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- increasing the supply of permanent affordable housing which will in turn open opportunities for others in existing transitional and emergency housing;
- filling gaps in residential services for persons with HIV/AIDS;
- targeting populations in acute need that have not been served by existing programs;
- ensuring diversity by locating projects in the communities they are intended to serve; and
- providing start-up funding for supportive services linked to permanent and transitional housing.

A more detailed description of the activities to be funded, the public and private resources to be leveraged and the method of selecting project sponsors for this program can be found below in the section on "1995 Local Funding Programs."

CDBG FUNDS: \$4,500,000

(less approximately \$2.6 million committed in 1994)

As in past years, a portion of the City's overall CDBG grant for 1995 will be set aside for housing development uses through two funding pools: the Site Acquisition pool and the Community Housing Rehabilitation Program (CHRP) pool. All of the approximately \$2.0 million Site Acquisition pool was committed to specific projects in 1994; consequently no Site Acquisition pool funds are included in the plan for 1995. \$750,000 of the CHRP pool was set aside for two specific projects as well, one through the **Multifamily Acquisition / Rehabilitation Program** and one through the **Senior / Single Family / Residential Care Facility Rehabilitation Program**.

The remaining \$1.2 million in CDBG funds are allocated to the **Supportive Housing Program**. A more detailed description of the activities to be funded, and the public and private resources to be leveraged for this program can be found below in the section on "1995 Local Funding Programs."

4. LOCAL FUNDING PROGRAMS IN 1995

The following describes the Local Funding Programs for 1995, the populations each is intended to serve, local and non-local resources to be used, the estimated number of

households or persons to be assisted if all funds are committed¹⁰, and where applicable, specific projects likely to be funded. A summary of the potential number of units or beds that could be produced if all 1995 funds are committed is described in Table 5 following the Program descriptions.

The Housing Opportunities for Persons with AIDS Program

1995 Allocation: \$5,962,000 in HOPWA capital funds. All of these funds are expected to be available for new capital projects in 1995. Funds for this Program are administered by the San Francisco Redevelopment Agency.

Additional program funds will be available for non-capital uses, including approximately \$2,000,000 for tenant-based rental assistance to be administered by the San Francisco Housing Authority under contract with the Redevelopment Agency, and approximately \$1,500,000 for first-year costs for supportive services.

Projects selected to receive HOPWA funds will be required to provide supportive services and to demonstrate the ability to access community-based HIV services, such as those funded under the Ryan White CARE Act and other public and private sources. Project sponsors will be encouraged to apply for other HUD administered programs, such as those available under the Stewart B. McKinney Homeless Assistance Act, for populations with multiple special needs. When appropriate, project sponsors will be required to seek reimbursement for expenses eligible for payment through Medical or Medicare. Private fundraising activities will also be encouraged.

Eligible Development Activities: Acquisition, rehabilitation or new construction of all forms of housing designed to prevent homelessness and to meet the needs of persons with AIDS, including emergency housing, shared housing, apartments, SROs, and community residences. All assisted housing must provide appropriate supportive services.

Activities Planned for 1995:

Almost all allocated funds are uncommitted and unreserved for specific projects. Solicitation and selection of projects to receive these funds will be based on the priorities, objectives and Allocation Plan outlined in the San Francisco Five Year HIV/AIDS Housing Plan published

¹⁰The production expectations are based on estimated costs per new bed or unit and an estimate of the percentage of 1995 funds that will be needed for projects initiated in prior years. For example, in 1994 nearly 25% of the capital funds committed by the City assisted "existing" units or beds in projects already operating or in the pipeline.

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May 25, 1994. That plan recommends the following targets for 1994 and 1995 HOPWA housing development funds:

- Acquisition by non-profits of 30 units currently leased with Ryan White CARE funds and conversion to Residential Care Facilities for the Chronically Ill (RCF-CI) .
- Development of 14 units with associated services set aside for HIV-positive persons in standard affordable housing developments.
- Development of 30 units of new non-profit owned RCF-CI licensed housing.

Project sponsors will be selected through a NOFA to be issued by the Redevelopment Agency and selections will be made by the Citywide Affordable Housing Loan Committee, expanded to include representatives of the Department of Public Health AIDS Office and two members of the Mayor's HIV Health Services Planning Council.

The Supportive Housing Program

1995 Allocation: \$12,500,000 in HOME, CDBG, TAX INCREMENT and HOTEL TAX funds. This includes \$8,139,000 reserved for specific projects or uses in 1994; approximately \$4,360,000 is uncommitted and unreserved. Except as noted below, funds for this Program will be administered by the Mayor's Office of Housing.

Additional funds will be available for approximately 100 new project-based rent subsidies in supportive housing through the Shelter Plus Care Program. Other housing assistance for extremely low income households will include tenant-based rent subsidies for approximately 750 households, including vouchers and certificates for 400 Disability Section 8 Program participants, 50 Homeless Veteran Program participants, 50 Family Unification Program households plus 250 non-categorical "fair share" vouchers and certificates.

Eligible Activities: Acquisition, rehabilitation or new construction of all forms of housing designed to provide service-enriched housing for persons who are mentally or physically disabled, particularly those who are homeless or threatened by homelessness, including shared housing, apartments, SROs, and community residences. All assisted housing must provide appropriate supportive services.

Activities Planned for 1995:

- \$4,000,000 that was awarded the City in a special federal grant is set aside for the creation of "clean and sober" housing for persons dealing with substance abuse problems.

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- \$2,570,000 is set aside for development of supportive SRO housing in the South of Market area, pending award of McKinney Section 8 Mod/Rehab rent subsidies. Funds for this project will be administered by the Redevelopment Agency.
- \$1,000,000 is set aside for site acquisition and construction of supportive housing for disabled persons in the Western Addition neighborhood, supplementing an existing award from the HUD Section 811 Program. Funds for this project will be administered by the Redevelopment Agency.
- \$569,000 is set aside for construction of supportive housing for disabled persons in the South of Market neighborhood, supplementing an existing award from the HUD Section 811 Program. Funds for this project will be administered by the Redevelopment Agency.

The remaining \$4,361,000 allocated to this Program is uncommitted and unreserved for specific projects. Priority for these funds will be given to projects that have already been awarded significant non-local rent or operating subsidies.

In the event that no such projects are awarded these funds, solicitation and selection of projects to receive them will be based on the priorities, objectives and proposed production schedule outlined in the San Francisco Five Year Mental Health Housing Plan expected to be published by December, 1994. That plan recommends the development of 80 units of housing for mentally disabled persons in 1995 targeted to serve the following categories of psychiatrically disabled persons:

- 20 persons exiting jails to which they have been sent for non-violent offenses.
- 20 homeless persons.
- 16 exiting Institutes for Mentally Disabled persons.
- 12 exiting residential treatment facilities.
- 12 persons who frequently use emergency psychiatric services.

The Family Rental Housing Construction Program

1995 Allocation: \$3,200,000 in HOME and TAX INCREMENT funds. This includes \$1,200,000 reserved for specific projects or uses in 1994; approximately \$2,000,000 is uncommitted and unreserved. Except as noted below, funds for this Program will be administered by the Mayor's Office of Housing.

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Eligible Activities: Site acquisition and new construction of multiple bedroom housing, with associated tenant amenities and optional support services, targeted to families with incomes no higher than 60% of median income and with priority given to projects that include units affordable to families who are homeless or at-risk of homelessness and include supportive services for residents. A Program-wide goal is to set aside at least 20% of all units for extremely low income families.

Activities Planned for 1995:

- \$1,000,000 is set aside for construction of family rental housing at a site in the South of Market neighborhood already owned by the Redevelopment Agency. Funds for this project will be administered by the Redevelopment Agency.
- \$200,000 is set aside for cost overruns in the development of new family housing in the Mission District that is also being financed with funds from the State and from the sale of Low Income Housing Tax Credits.

The remaining \$2,000,000 allocated to this Program is uncommitted and unreserved for specific projects. Priority for these funds will be given to projects that provide the most units affordable to extremely low income households.

The Single Person Housing Program

1995 Allocation: \$2,871,000 in HOME, FEMA and TAX INCREMENT funds. This includes \$1,700,000 reserved for specific projects or uses in 1994; approximately \$1,171,000 is uncommitted and unreserved. Except as noted below, funds for this Program will be administered by the Redevelopment Agency.

Eligible Activities: Acquisition, conversion and/or rehabilitation or new construction of small unit (studio and SRO) housing with associated tenant amenities and optional support services, targeted to individuals with incomes no higher than 50% of median income capable of independent living but requiring access to optional supportive, social or vocational services to maintain stable living conditions. A Program-wide goal will be to target at least 60% of all units for extremely low income individuals.

Activities Planned for 1995:

- \$1,000,000 that was awarded the City in a special federal FEMA grant is set aside for the seismic rehabilitation of SRO housing in the South of Market.

- \$700,000 is set aside for an existing non-profit owned SRO hotel in the Tenderloin neighborhood that needs additional City subsidies to complete its rehabilitation. Funds for this project will be administered by the Mayor's Office of Housing.

The remaining \$1,171,000 allocated to this Program is uncommitted and unreserved for specific projects, but must be used in the South of Market Earthquake Recovery Redevelopment Project Area.

The Senior Rental Housing Construction Program

1995 Allocation: \$10,746,000 in HOTEL TAX funds. This includes \$488,000 reserved for specific projects or uses in 1994; approximately \$10,258,000 is uncommitted and unreserved. Funds for this Program will be administered by the Mayor's Office of Housing on behalf of the Chief Administrative Officer.

Eligible Activities: Site acquisition and new construction of small unit (studio and one-bedroom) housing with associated tenant amenities and optional support services for seniors, targeted to households with incomes no higher than 50% of median income and with priority given to projects that serve the needs of frail elderly persons.

Activities Planned for 1995:

- \$488,000 is set aside for construction of supportive housing for seniors in the Chinatown neighborhood, supplementing an existing award from the HUD Section 202 Program and adding to existing City commitments.

The remaining \$10,258,000 allocated to this Program is uncommitted and unreserved for specific projects.

The At-Risk Housing Program

1995 Allocation: \$1,599,000 in TAX INCREMENT funds. All of these funds are uncommitted and unreserved. Funds for this Program will be administered by the Redevelopment Agency.

Eligible Activities: acquisition and rehabilitation of existing housing whose affordability is threatened by expiring subsidies or rent restrictions. Program funds may be used for technical assistance, appraisals, architectural and engineering costs, environmental reports and other costs associated with acquisition and rehabilitation efforts.

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Activities Planned for 1995: Proposals will be selected for funding under this Program that exhibit significant resident participation, no resident displacement, the most units affordable to the lowest income level, and the greatest potential for leveraging non-City resources.

The Multifamily Acquisition/Rehabilitation Program

1995 Allocation: \$400,000 in CDBG funds. All of these funds were reserved for a specific project in 1994. Funds for this Program will be administered by the Mayor's Office of Housing.

Eligible Activities: Acquisition and rehabilitation or conversion of existing multifamily rental housing with optional supportive services, targeted to very low and extremely low income households. A Program-wide goal is to develop approximately 20% of all units for extremely low income families, and 40% for very low income and low income families respectively.

Activities Planned for 1995:

- All \$400,000 is set aside for an existing non-profit owned apartment building in the Tenderloin neighborhood that needs additional City subsidies to complete its rehabilitation.

The Rehabilitation Matching Fund Program

1995 Allocation: \$850,000 in HOME funds. All of these funds are uncommitted and unreserved. Funds for this Program will be administered by the Mayor's Office of Housing with the marketing and loan packaging assistance of non-profit housing development corporations.

Eligible Activities: Rehabilitation or conversion from non-residential use of private for-profit rental housing for low and very low income individuals and households, with priority given to multiple bedroom housing for families with incomes at or below 60% of median income. The terms under which City funds are provided vary depending upon the percentage of total project costs provided by the owner.

Activities Planned for 1995: Proposals meeting the underwriting criteria for the Program will be selected for funding on a first-come, first served basis, until all available funds are committed.

The Low Income Single Family or Senior Homeowner and For-Profit Residential Care Facility Rehabilitation Program

1995 Allocation: \$1,100,000 in CDBG funds and Program Income. This includes \$350,000 reserved for specific projects or uses in 1994; approximately \$750,000 is uncommitted and unreserved. Funds for this Program will be administered by the Mayor's Office of Housing with the marketing and loan packaging assistance of non-profit housing development corporations.

Eligible Activities: Rehabilitation of single family homes owned and occupied by seniors (Citywide) or by low income families in designated areas of the City, and owner-occupied "Board and Care" homes requiring correction of code violations or improvements to meet licensing requirements.

Activities Planned for 1995:

- \$350,000 is set aside for rehabilitation of homes previously converted from military housing to ownership by low-income families by the Redevelopment Agency in the Hunters Point neighborhood.

Proposals for the remaining funds allocated for this Program meeting the underwriting criteria for the Program will be selected for funding on a first-come, first served basis, until all available funds are committed.

The Code Enforcement and Rehabilitation Fund (CERF) Program

1995 Allocation: \$100,000 in CERF funds. All of these funds are uncommitted and unreserved. Funds for this Program will be administered by the Mayor's Office of Housing with the marketing and loan packaging assistance of non-profit housing development corporations.

Eligible Activities: Small (\$7,500 maximum) interest-free, deferred payment loans to qualifying low income owner-occupants of one or two unit dwellings or condominiums to correct conditions the City has determined to be unsafe or in violation of the building code.

Activities Planned for 1995: Applications for CERF funds meeting the underwriting criteria for the Program will be selected for funding on a first-come, first served basis. Approximately 12 to 15 loans are expected to be made in 1995.

The Predevelopment Loan Program

1995 Allocation: \$883,000 in TAX INCREMENT funds. This includes \$75,000 reserved for specific projects or uses in 1994; approximately \$808,000 is uncommitted and unreserved. Funds for this Program will be administered by the Mayor's Office of Housing.

Eligible Activities: Feasibility studies, planning costs and pre-construction expenses associated with the development of housing by non-profit organizations.

Activities Planned for 1995:

- \$75,000 is set aside for a feasibility study associated with the potential conversion of a City-owned rental housing project in the Western Addition to homeownership, with proceeds from the conversion going to an endowment fund for services and operating subsidies for supportive housing elsewhere in the City.

Proposals for the remaining funds allocated for this Program meeting the underwriting criteria for the Program will be selected for funding on a first-come, first served basis, until all available funds are committed.

The Unreinforced Masonry Building Seismic Safety Loan Program

1995 Allocation: \$15,000,000 in funds raised by the sale of general obligation Seismic Safety Bonds. All of these funds are uncommitted and unreserved and will be made available for the rehabilitation of low-income housing located in UMBs. Funds for this Program will be administered by the Chief Administrative Officer. An additional \$20 million will be available for rehabilitation of UMBs used for market-rate housing and commercial uses.

Eligible Activities: Seismic strengthening of UMBs, including associated soft costs, replacement or restoration of finishes, remediation of toxic materials, relocation expenses, disability access costs, and other improvements to protect the life and safety of building occupants.

Activities Planned for 1995:

Proposals meeting the underwriting criteria for the Program will be selected for funding on a first-come, first served basis, until all available funds are committed.

The Homestretch Homelessness Prevention Program

1995 Allocation: \$50,000 in HOME funds. All of these funds have been reserved for a specific program. Funds for this Program will be administered by the Mayor's Office of Housing.

Program Description: In combination with \$30,000 in CDBG Community Development funds, funds from the Department of Social Services, and privately donated funds through the "Homestretch Initiative" this allocation will be used to support and expand an existing homelessness prevention program.

The HOME funds will be used to provide one-time grants to pay security deposits for persons who must move but cannot afford the move-in costs of new housing, or to pay a portion of the rental debt of households threatened with eviction. All such grants will be in conjunction with agreements negotiated between grant recipients and landlords to pay whatever portion of the move-in costs or rental debt they can afford over a period of up to 12 months. The HOME Program grants will be used to reduce the principal amount of such a tenant-landlord agreement to a level appropriate to the recipient's income. These HOME funded rental assistance grants will be administered by Catholic Charities of San Francisco as part of their on-going homelessness prevention efforts. That portion of the HOME funds that pay Catholic Charities' administrative costs will be charged against the City's 10% allowance for administrative costs.

This security deposit/rental assistance program will comply with other applicable HOME Program regulations by requiring that:

1. Only low and very low income households will be eligible for HOME Program grants.
2. Grants for security deposits may not exceed the equivalent of two months' rent for the unit.
3. Leases for units participating in the program must include the tenant and participant protections described in 24 CFR 92.253, regarding length of lease, prohibited lease terms, termination of tenancy, maintenance and replacement and tenant selection policies.
4. Rents for participating units must be reasonable, based on comparable non-assisted units.
5. Participating units must satisfy HUD housing quality standards.

This program will also comply with the advice provided by HUD in its letter of March 29, 1994 commenting on the City's proposed use of HOME funds for Tenant-Based Assistance.

Low/Moderate Income Homeownership Programs

1995 Allocation: Although no new funds have been allocated to homeownership programs for

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1995, the City will continue to facilitate first-time homeownership opportunities in a variety of ways. Several first-time homebuyer programs have received City subsidy support in recent years and are either under construction or will begin construction in 1995, including condominium units in Mission District, and the Western Addition and Hunters Point Redevelopment Areas. Other homeownership programs to be continued in 1995 include:

- (2) On-going MOH administration and monitoring of resales of existing ownership units with restrictions that require resale to first-time homebuyers.
- (3) Continuing MOH implementation of the City's Mortgage (tax) Credit Certificate Program which increases qualified first-time homebuyers' ability to afford conventional mortgages by reducing their federal income taxes.
- (4) Continuing affordable housing mitigation of new ownership units at below-market prices in new market rate developments throughout the City as part of the "Inclusionary Housing" policies of the Redevelopment and Planning Commissions.

TABLE 5: Anticipated Affordable Housing Production in 1995

FUNDING PROGRAM	Total Allocation	% of Funds to New Projects¹¹	Average Cost Per Unit or Bed¹²	Potential New Units¹³
Housing Opportunities for Persons with AIDS	\$5,962,000	83%	\$53,200	95
Supportive Housing	\$12,500,000	90%	\$45,100	275
Family Rental Housing	\$3,200,000	94%	\$60,600	50
Single Person Housing	\$2,871,000	76%	\$18,000	120
Senior Rental Housing	\$10,746,000	82%	\$26,700	330
At-Risk Housing	\$1,599,000	100%	\$6,800	235
Multifamily Acquisition/ Rehabilitation	\$400,000	0%	n/a	0
Rehabilitation Matching Fund	\$850,000	100%	\$32,000	25
Low Income Single Family or Senior Homeowner / Residential Care Facility Rehabilitation	\$1,100,000	100%	25,300	45
Code Enforcement Rehabilitation	\$100,000	100%	\$7,500	15
Predevelopment	\$882,894			n/a
Seismic Rehabilitation	\$15,000,000	33% ¹⁴	\$12,000	415

¹¹Based on funds reserved for existing projects or the average percentage of funds committed to existing projects, 1992-1994.

¹²Based on average commitments of City funds per new unit or bed, 1992-1994.

¹³ Units newly assisted by City subsidies in 1995 (new additions to the stock of subsidized housing).

¹⁴Based on projected 1/3 of available funds being committed in first year of Program.

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Homestretch	\$50,000	n/a
TOTALS:	\$55,211,000	1605

II. ANTI-POVERTY STRATEGY:

The City and County of San Francisco has a number of programs which all have as a primary goal increasing the income of low income households, including those below the poverty line. These programs generally attempt to do this through five primary methods:

1. Education and adult literacy
2. Job training
3. Economic development activities (including job creation and retention)
4. Supportive services, such as childcare, disabled services, and substance abuse treatment.
5. Minority and resident hiring goals for City funded construction projects, and minority and women owned business enterprise (M/WBE) subcontracting requirements.

Many City agencies run programs or provide services which help to further anti-poverty goals. For example, the San Francisco Redevelopment Agency has an economic development program which provides small business loans in targeted areas. The Human Rights Commission enforces the City's contracting ordinance, which sets minority hiring goals and M/WBE good-faith contracting efforts, thus expanding employment opportunities for low income minority residents. Educational and job training programs as well as language and literacy programs are provided by the San Francisco Unified School District and San Francisco Community College District.

The most comprehensive city-run "anti-poverty" program is the \$20.0 million San Francisco Community Development Program, administered by the Mayor's Offices of Community Development and Housing. While not strictly an "anti-poverty" program, the program funds services and activities which directly and indirectly allow low income households to escape poverty. The Community Development Program has three broad objectives: to increase economic development, improve neighborhood environments and increase and preserve affordable housing. The first two objectives are achieved through a number of strategies which include:

A. Neighborhood Facilities

The program provides funding for the construction or rehabilitation of facilities serving the needs of low and moderate income households. These facilities provide services such as childcare, low-cost meals and medical services, drug treatment, counseling and referrals for non-English speaking residents, and tutoring and job training.

B. Public Services

The program funds service agencies providing direct services to low and moderate income persons. Services include employment training and placement services, legal services, housing counseling, children and family programs, childcare, food distribution services, and health counseling.

C. Economic Development

The goal of this program is to further economic development activities that directly benefits low and moderate income residents through job retention and expansion and entrepreneurship. The program provides funds for loans and technical assistance to small business, entrepreneurship projects by non-profit agencies, and entrepreneurship training and assistance to low income persons.

D. Public Space Improvements

This program funds physical improvements to public space in low-income neighborhoods. Improvements include playgrounds, community gardens, improved access to the disabled, security improvements and the removal of blight.

The Community Development Program is currently undergoing a strategic planning process to determine if the program is effectively meeting the needs of low and moderate income residents. This process will include a more formal assessment of the needs of residents living in poverty and the effectiveness of current programs in assisting them to escape poverty.

The provision of decent affordable housing is an important component of the anti-poverty strategy. Housing is a necessary prerequisite for most households to attain the stability needed to obtain and maintain employment, or to access services which would enable a person to become employed. In addition, while lower rents do not directly increase income, they do allow more income to be available for other important uses.

The provision of on-site and case management services in conjunction with housing is an important element in meeting the special needs of San Francisco households. These services provide personal stabilization (such as substance abuse or psychiatric treatment) or other services such as child care or job training, which may be necessary prerequisites to escaping poverty. These services are often those provided or funded by other City agencies, such as those funded by the Community Development Program.

City funded housing projects also promote economic development through the provision of construction, management, and service jobs. All projects must comply with the City's contracting ordinance, which sets minority hiring goals and M/WBE good faith contracting requirements. In addition, some projects also include specific hiring goals for neighborhood

residents or homeless or other low income persons. Many housing and service agencies hire residents or clients for the provision of social services or housing management services.

It is important to note that efforts to reduce the number of households with incomes below the poverty line probably will not significantly decrease the number of households needing some form of housing assistance. The federal poverty line is roughly equal to "Extremely Low Income" as used in this Plan, or 25% of median income. (In 1990 the poverty line was \$6,310 for a single person household and \$12,674 for a four person household.) There is still an immense need for housing assistance among households earning up to 60% to 80% of median income. Thus, unless incomes can be raised very substantially, it is likely that these households will continue to need some form of housing assistance.

III. COORDINATION:

A. Public Housing Improvements

The Housing Authority was awarded \$21 million in Comprehensive Grant funds for fiscal year 1995. Plans for using these funds were developed in collaboration with residents through public hearings regarding needed physical and management improvements. The 1995 Comprehensive Grant funds are to be allocated toward the following improvements: 72% to improving Dwelling Structures, including \$1.5 million (7%) for Section 504 (disability access) compliance, and \$3 million (14%) for lead hazard abatement; 3% to Site Improvements; 9% to Management Improvements; 7% to Administration; and 8% to Fees and other costs.

1. PLANS FOR PHYSICAL IMPROVEMENTS IN 1995

The focus of modernization efforts in 1995 will include:

- ☐ Approximately nine developments will have in-place management of lead hazard abatement implemented;
- ☐ Approximately twenty-four developments will modify apartments and public areas for disabled access;
- ☐ Approximately twenty-five developments will address security and fire safety issues;
- ☐ Several developments will up-grade heating and boiler systems, roofing and waterproofing;
- ☐ New sewer and water lines will be installed at two developments; and

- Pest control and garbage collection problems will be addressed.

2. PLANS FOR MANAGEMENT AND OTHER IMPROVEMENTS IN 1995

Resident Management Councils (RMCs) and/or resident owned businesses have been awarded contracts, such as those for landscaping and pest control. SFHA staff is also working with RMC leaders to develop additional contracts that will increase resident apprenticeship and job training opportunities, and to develop resident owned businesses to improve the economic health of public housing residents.

The Grants Department has been working with RMCs to provide grant writing assistance. Recent efforts have resulted in five individual RMCs receipt of over \$400,000 in grants for RMC development. Other recent grant applications include Potrero Hill RMC's application for the Family HOPE Center for Safe and Clean Living, Westbrook RMC's application for a Preservation Grant that will respond to growing concerns regarding the loss of affordability restrictions on low income housing units, and the successful application for a \$1.6 million Drug Elimination grant for improving public safety.

The Grants Department is also working to establish a clearing house for residents interested in accessing private foundation funding. The clearing house will include a national database of foundations, a library and access to technical assistance in preparing grants.

Management improvements in 1995 will also include master planning at Valencia Gardens, increased economic development opportunities and training, improved security at targeted developments, improved tracing and inventory procedures, upgrading computer systems, and continued development of models for resident participation in management.

All of the management and physical improvements planned for 1995 will involve the continued coordination of SFHA staff, residents, contractors and City agencies and will be implemented with maximum resident participation.

B. Lead-Based Paint Hazard Reduction

September, 1994 was the beginning of a two-year Lead Hazard Reduction - Primary Prevention Program funded by HUD in December, 1993. In partnership with the Department of Public Health Lead Poisoning Prevention Program and existing non-profit community-based organizations (CBOs), MOH will continue its efforts to educate families, property owners and child care providers about the prevention of lead poisoning in children under the age of seven and to reduce lead-based paint dust hazards in low income housing.

Three activities will be undertaken in 1995 to implement this Program:

1. EDUCATION / PREVENTION OUTREACH

MOH will select experienced, non-profit community-based service organizations or teams of organizations willing to work together to:

- Educate and provide outreach to tenants and owners of low-income housing about lead poisoning prevention and hazard reduction;
- Establish delivery systems Citywide to reduce lead-based paint hazards.

Housing units will be selected for remediation based upon the percentage of children under the age of six and the preponderance of low-income households in a building, evidence of children with elevated blood lead, age and physical condition of the building, and owners and tenants' willingness to commit to on-going maintenance activities.

2. INTERIM CONTROL / IN-PLACE MANAGEMENT

Housing auditors will determine the level of lead hazard reduction activity necessary to create lead safe unit. In most cases, it is expected that interim control / in-place management activities will be sufficient to remedy lead-based paint hazards. To implement these activities, MOH will create a work force of trained specialists, capable of reducing lead dust hazards as well as assessing and correcting the contributory causes of lead-based paint failure in low-income housing. Teams of 4-8 persons will be trained in cleaning, painting and repairing skills related to the temporary reduction of lead-based paint dust hazards, including preparation work, HEPA and non-HEPA vacuuming techniques, wet scraping, spot priming and painting, patching and repair of interior and exterior substrates. The goal of the Program is to reduce lead dust hazards in approximately 2,000 units of housing.

3. HOUSING REHABILITATION SERVICES.

In those cases where housing auditors have indicated that interim control / in-place management activities are insufficient to address lead-based paint hazards, a continuum of rehabilitative approaches will be necessary. To make these alternative approaches available, MOH, in consultation with non-profit housing development corporations, will offer a range of rehabilitation services through experienced housing rehabilitation specialists, including site inspections and assessments, children's blood testing and reporting, preparation of contract specifications, supervision and coordination of rehabilitation work, loan packaging, relocation assistance, and follow-up testing and assessments.

C. Improvements in Public Policy and Regulatory Environment

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1. REDUCE TIME REQUIRED TO OBTAIN PERMIT APPROVALS.

- In collaboration with permit processing agencies, develop and implement pre-application procedures designed to reduce unnecessary delays caused by incomplete applications or unforeseen complications in larger projects.
- Organize workshops for affordable housing sponsors around permit application and processing issues.
- Continue Department of City Planning priority assignment and processing for applications involving the development of affordable housing.

2. IMPROVE BUILDING AND HOUSING CODE ENFORCEMENT PROCEDURES.

- Work with owners and tenant advocacy organizations to develop effective mechanisms for reporting and mitigating serious code violations.
- Develop guidelines for enforcement of code violations and for paying the costs of abatement that protect the affordability of housing for low income tenants, encourage compliance with the Housing Code, and minimize displacement of tenants.

3. IMPROVE THE GEOGRAPHIC DISTRIBUTION OF AFFORDABLE HOUSING.

- Identify current levels of concentration of affordable housing developments and work to locate new permanently affordable housing in all of the City's neighborhoods.
- Investigate the feasibility of developing legislation to support inclusionary housing policy requiring all new large market rate residential developments to include affordable units or under special circumstances to pay a mitigation fee in lieu of such inclusionary units.

4. ENCOURAGE ECONOMIC AND ETHNIC INTEGRATION AND PREVENT DIRECT AND INDIRECT DISCRIMINATION IN HOUSING.

- Investigate ways to expand the definition of "accessibility" required by ADA and Sect. 504 to address groups with non-physical as well as physical disabilities, such as the mentally disabled who may require unique "accessibility" modifications.
- Convene Human Rights Commission, Department of City Planning, MOHCD, SFRA, and

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SFHA to develop uniform affordable housing marketing, monitoring, and enforcement procedures regarding Fair Housing requirements.

- Evaluate current City requirements and services for multilingual access to publicly assisted housing.
- Adopt Accessible Housing Goals as part of all funding programs.
- Complete review of Planning and Housing Code reliance on definitions of "family" which may result in discrimination contrary to fair housing regulations.
- Expand Human Rights Commission efforts to promote affirmative marketing and to monitor compliance with fair housing policies to include private sector housing, that is restricted under any City program or by any City policy.
- Expand monitoring, reporting and record keeping system by which City agencies involved in the funding and development of affordable housing gather pertinent household income, demographics and ethnic composition data to include all other affordable housing required by any City program or by any City policy.
- In consultation with the Human Rights Commission, identify and correct any current policies and practices by City agencies involved in the development or preservation of affordable housing which may lead to discriminatory effects against any person or group of persons on the basis of race, ethnicity, religion, national origin, family status, or income level.

D. Improvements in the Institutional Structure

1. *INCREASE THE AVAILABILITY OF PUBLIC FUNDING FOR AFFORDABLE HOUSING DEVELOPMENT, SERVICES, AND CAPACITY BUILDING.*

- Continue efforts to identify new local revenue sources to support an annual general fund allocation of a minimum of \$15 million for affordable housing development.
- Continue to coordinate the funding of housing related services and develop mechanism for anticipating and responding to the demand for services funds created by housing development.
- Obtain re-authorization of the Office Affordable Housing Production Program.

2. *CONSOLIDATE AND EXPAND FUNDING SOURCES TO MAKE SUPPORTIVE SERVICES AVAILABLE TO RESIDENTS OF VERY LOW INCOME DEVELOPMENTS.*

- Improve understanding and relationships between housing developers and service providers through workshops and conferences.
- Establish a citywide pool of funds for provision of residentially-based supportive services in the City's General Fund Budget for 1996.
- Establish procedures for coordination of citywide services funding decisions and administration of the citywide housing services funding pool.

3. *INCREASE THE CAPACITY OF COMMUNITY-BASED NON-PROFIT HOUSING CORPORATIONS TO PERFORM THEIR ROLE AS DEVELOPERS.*

- Increase coordination between non-profit development corporations and local government housing agencies and explore ways to increase capacity.
- Work with non-profit housing development corporations to develop long-range strategic plans for funding and increasing capacity.

4. *IMPROVE COORDINATION OF GOVERNMENT ACTIVITIES RELATED TO AFFORDABLE HOUSING.*

- Investigate establishing an Affordable Housing Trust Fund for centralizing management of all affordable housing funds and other assets.

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- Establish on-going community-city agency coordination through the CHAS Advisory Committee for developing recommendations for City policies and programs.
- Continue the interagency staff Affordable Housing Project and Policies Group meetings among Department of City Planning, Redevelopment Agency, and Mayor's Office of Housing staff.
- Develop guidelines for and improve the coordination of housing development and rehabilitation programs with housing code enforcement efforts.

5. ESTABLISH CITY POLICY AND PROGRAMS TO COORDINATE HOUSING WITH EFFORTS TO IMPROVE VOCATIONAL AND ECONOMIC ENTERPRISE PROGRAMS FOR LOWER INCOME SAN FRANCISCANS.

- Develop procedures for the use of unreinforced masonry buildings seismic rehabilitation bond funds in a manner that will preserve the affordability of low income housing in those buildings, and provide reasonable job opportunities for lower income persons.
- Form a working group of non-profit housing developers, community-based educational and vocational training providers, and relevant City agencies to begin the review and evaluation of existing regulatory barriers, and current programs and proposals for linking affordable housing development with economic development and job training.

6. IMPROVE PUBLIC INFORMATION AND INVOLVEMENT IN AFFORDABLE HOUSING DEVELOPMENT.

- Gather data on the impacts of affordable housing with respect to property values, demographics, parking, neighborhood crime, etc.
- In consultation with community-based organizations, develop a strategy for initiating comprehensive neighborhood planning that includes affordable housing development as one of a variety of public efforts to respond to neighborhood quality of life issues.
- Develop materials and programs to disseminate information about the ability of well-designed and well-managed affordable housing to improve the fabric of a neighborhood without producing undesirable social, economic, and visual impacts.

IV. MONITORING STANDARDS AND PROCEDURES:

MOH annually monitors projects receiving grants or loans to insure long term compliance

with the requirements associated with the housing subsidies provided by City agencies.

A. Monitoring Standards

1. *FOR SINGLE FAMILY (OWNER-OCCUPIED) LOANS*¹⁵:

There are three important conditions attached to loans for the rehabilitation of owner-occupied single family dwellings. First, the owner-occupants who obtain such loans must maintain their property as their principal place of residence until the loans are paid off. Second, adequate hazard insurance must be paid in full and kept up-to-date on the property. Third, the original borrower(s) must retain Title to the property.

2. *FOR MULTI-FAMILY LOANS*¹⁶:

The City's Funding Programs for acquisition, rehabilitation or new construction of multifamily buildings generally require that the project sponsor sell or rent on an on-going basis a specific percentage of the project's units to certain eligible income groups, defined in terms of median income. Tenants' income eligibility must be certified when they first occupy a unit, and annual rent increases are based on annual changes in the area median income as determined by HUD. Project sponsors must also maintain the housing according to agreed upon quality standards.

B. Monitoring Procedures

1. *FOR SINGLE FAMILY (OWNER-OCCUPIED) LOANS*

Each year a recertification form is sent to the owner-occupant to sign and return. The recertification form requests that the owners certify that they continue to reside on the property; that they retain Title to the property; and that property taxes are current. In addition, they are asked to send a copy of the declaration of their hazard insurance policy.

For any owner-occupant found to be in non-compliance the following steps are taken: (1) the borrower is notified of his/her violation of the loan agreement; (2) the borrower is requested to take measures to bring him/herself into compliance immediately; and (3) if the borrower cannot, or does not wish to bring him/herself into compliance, an immediate demand is made

¹⁵Includes loans for rehabilitation of owner-occupied, for-profit residential care facilities ("Board and Care" homes).

¹⁶Includes all non-owner occupied, non-single family projects serving multiple households regardless of the size of those households.

for repayment of the loan. Repayment is requested from any borrower no longer living in the property. MOH considers, on a case-by-case basis, explanations for non-compliance with the insurance and property title aspects of the loan agreement.

2. FOR MULTI-FAMILY LOANS

Building owners are required to submit a certified Annual Rental Property Status Report, identifying tenants' income and rent levels. Owners are also required to keep on file Tenant Income Certification forms for each restricted unit. In addition demographic information on the households served by the property is obtained. MOH also makes periodic spot checks of properties owned by non-profit Housing Development Corporations to monitor their compliance with housing quality standards.

For all units found to be in non-compliance with the loan or grant agreement the following steps are taken: (1) the owner is notified that he/she is in violation of the agreement; (2) the owner is requested to take measures to bring the his/herself into compliance immediately; and (3) if the owner can not, or does not wish to bring him/herself into compliance, an immediate demand for repayment of the loan is made. Rents found to be in excess of the amount level allowed by the loan agreement must be rolled back to the allowable level immediately.

Notification of non-compliance with the income residency requirements are made immediately to the borrower. In addition, the borrower is notified of the steps to be taken to bring the property back into compliance. Continued non-compliance with the income requirements result in default of the loan and repayment is demanded.

C. Special Monitoring for For HOME-Assisted Units

MOH annually reviews the activities of owners of rental housing assisted with HOME funds to assess compliance with HOME Program requirements. Each review includes on-site inspection to determine compliance with housing codes and program requirements. For rental projects containing 25 HOME-assisted units or less, on-site review is made every two years. The results of each review are included in MOH's HOME Program performance report and are made available to the public. MOH also reviews the performance of each contractor and subrecipient of HOME Program funds each year.

D. Special Monitoring of HOME and CDBG Program Income

Program income reports are required by MOH from all project sponsors whose housing has been assisted with CDBG or HOME Program funds. Such reports must identify how much if any program income is generated by each project, the extent to which building reserve account are being funded, and in general, whether the project is operating in a manner designed to

maintain itself as a long term asset for the City. Program income reports also serve to provide public accountability for the use of public funds.

E. Special Monitoring of HOPWA-Funded Services

Supportive services funded through HOPWA are monitored on an annual basis with quarterly reports submitted throughout the program year. Monitoring procedures include: (1) review of an annual report and audited financial statements; (2) site visits; and (3) written evaluations of services based on accomplishment of objectives, quantity and quality of services provided, agency program evaluation, client record documentation, collaborative efforts, and quality assurance. These procedures are designed to insure that all residents of HOPWA-supported housing development and assistance programs receive the most appropriate services and level of care.

**Affirmative Marketing Policy and Procedures
for Home Investment Partnerships Program Funded Housing Development**

1. Statement of Policy

In accordance with the regulations of the HOME Program, and in furtherance of the City and County of San Francisco's commitment to non-discrimination and equal opportunity in housing, San Francisco has established procedures to affirmatively market units created or rehabilitated with the HOME Program funds.

2. Affirmative Marketing Goal

San Francisco's Affirmative Marketing goal is to assure that individuals who normally might not apply for the vacant new or rehabilitated units created by this Program because of their race, disability, ethnicity, or ability to speak English.

- a. Know about the vacancies;
- b. Feel welcome to apply; and
- c. Have the opportunity to rent the units.

3. Public Information About Fair Housing and Affirmative Marketing

The Mayor's Office of Housing (MOH), when distributing information about funding opportunities under the HOME program shall include in any Notice of Funding Availability, Request for Proposals or other public information regarding use of HOME Program funds information about applicable Fair Housing law and the City's affirmative marketing policy and goals. This information shall be made available to all potential borrowers under loan programs using HOME funds and to tenants of existing properties that may be rehabilitated with Program funds.

4. Outreach to Persons Least Likely to Apply for Units

- a. MOH will assist the Borrower to identify the categories of persons least likely to apply for units created or rehabilitated under the HOME Program on a site by site basis.
- b. The Borrower shall ensure that specific outreach activities are undertaken with respect to the potential applicant populations so identified.

5. Affirmative Marketing Procedures for Owners

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- a. Borrowers shall be required to take the substantial steps listed in 4.d. below to assure that affirmative marketing is carried out and that potential tenants are informed of their rights under Fair Housing laws, and shall include costs associated with these requirements in their planned operating costs.
- b. Borrowers shall be required to submit an affirmative marketing plan acceptable to MOH prior to execution of a loan agreement.
- c. Borrower's approved affirmative marketing plan shall be incorporated into the Loan Agreement between Borrower and the City, and shall be applicable for the term of the Loan Agreement.
- d. Marketing plans at initial lease-up and creation of waiting lists shall include the following elements:
 1. Vacancies shall be advertised in local neighborhood newspapers, including at least one newspaper for each of the monolingual minority groups in San Francisco (Spanish, Chinese, Vietnamese, Russian) deemed "least likely to apply", community-oriented radio stations, and other media which are likely to reach low-income, minority and non-English speaking households. Where possible, advertising shall display the Equal Housing Opportunity Logo.
 2. Community-based organizations that work with minority and disabled communities, as well as non-profit housing corporations and other low-income housing advocacy organizations that maintain waiting lists or make referrals for below-market rate housing shall be notified of vacancies.
 3. The San Francisco Housing Authority shall be notified of vacancies.
 4. The above outreach efforts shall take place before general public advertisement of vacancies is begun.
 5. Potential tenants applying for units assisted with HOME Program funds shall be provided with information about the applicability of Fair Housing laws, a summary of their rights under such laws, and referral to authoritative sources of additional information about Fair Housing laws, such as the Human Rights Commission and the San Francisco Neighborhood Legal Assistance Foundation.

6. Recordkeeping

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- a. Borrowers shall keep records of their activities in marketing units funded under the HOME Program, including informing specific building owners, management, tenants and the public of the affirmative marketing goals and policies of the Program.
- b. Borrowers of loan monies funded under this Program shall maintain records of advertisements and other outreach efforts, and, for the greater of five years or the duration of the tenure of each tenant, the racial, ethnic, household size, income documentation and gender characteristics of tenants and applicants for the units created or rehabilitated under this Program.

7. Assessment and Corrective Action

- a. The City shall monitor each owner's records of affirmative marketing at least annually to ensure that the terms of the Loan Agreement are being complied with. This monitoring effort will assess:
 - 1. Whether Borrower is making good faith efforts to comply with the terms and the intent of the affirmative marketing policy; and
 - 2. Whether the procedures have resulted in the goals of affirmative marketing and equal housing opportunity being substantially achieved.
- b. If the City determines that a Borrower has not made a good faith effort to comply and that policy goals are not being met, the City will require that Borrower comply with the terms of the Loan Agreement, including its affirmative marketing plan. Continued failure to comply will be considered grounds for placing the loan in default.
- c. Tenant complaints regarding failure to comply with Fair Housing law or affirmative marketing goals and procedures shall be referred to the Human Rights Commission for investigation.

CONTINUUM OF CARE SAN FRANCISCO

EXECUTIVE SUMMARY

The Continuum of Care is a comprehensive five year plan for assisting individuals and families who are homeless or at risk of homelessness.

The Major Goals of the Plan are to:

1. Provide a coordinated and integrated system of health care, housing, employment, and support services and resources to prevent and reduce homelessness among individuals and families in San Francisco.
2. Establish a mechanism to ensure that the Continuum of Care Plan governs and guides all homeless policy and budget decisions in San Francisco.

Problems of Current Approaches to Addressing Homelessness

Homelessness is a major problem facing our city. Despite the significant investment of fiscal and human resources the problem persists. Even with the extraordinary dedication of non-profit agencies, volunteer groups, and civic leaders we have been unable to make substantial progress toward solving the problem. We have not significantly reduced the number of individuals and families on our streets, nor the number of people who recycle month after month through our shelters without other alternatives.

Current approaches to addressing homelessness in San Francisco are not effective for several reasons:

- Our major focus in addressing homelessness has been on short-term strategies such as the provision of emergency shelter and hotels. Over one-half (57%) of FY 93-94 homeless expenditures are for emergency services.
- Homelessness is not a temporary or short-term problem. Homelessness is the result of a complex set of economic, social and personal factors which require long-term solutions. Shelter services address symptoms and not causes. Shelters cannot substitute for the stability of permanent housing nor the security of earned income.
- Lack of integrated treatment services for homeless people with substance abuse and/or mental health problems is a major barrier and must be addressed if we are to permanently exit people out of homelessness.
- Services for homeless individuals and families have not been provided through a coordinated and centralized system and current practices do not work

for the benefit of the individuals and families served.

- As a city we have not had in place a cohesive long-range plan for preventing people from becoming homeless nor for providing the permanent housing, treatment, and employment services to successfully exit people out of homelessness.

Development of the Continuum of Care Plan

The development of this document was set in motion by two events:

1. In January 1994, Mayor Frank Jordan established the Mayor's Homeless Budget Advisory Task Force for the purpose of assessing homeless expenditures in San Francisco and for developing a long-range plan on homelessness. The Task Force is a 35 member body which includes the Board of Supervisors, all relevant City Departments, formerly homeless people, service provider and advocacy groups, representatives of the foundation and corporate sector, and business and community organizations.
2. In April 1994, HUD announced an initiative to consolidate several homeless funding sources into block grants to cities and counties. The intent of the consolidation is to give local government more control over HUD homeless funding and more flexibility for long range planning. HUD is requiring that local jurisdictions develop long range strategic plans for addressing homelessness in their communities.

These two events resulted in a broad-based homeless planning effort. Members of the Task Force met with each member of the Board of Supervisors. Twelve focus groups and numerous presentations and discussions were held with service providers, homeless and formerly homeless people, city departments, and representatives from foundations, business and community groups. Nearly 300 people participated in this initial planning phase.

Fiscal Findings

The fiscal assessment of homeless expenditures was conducted by the Mayor's Fiscal Advisory Committee (MFAC) and Polaris Research and Development (Polaris). The results of the fiscal analysis conducted by MFAC and Polaris are the following:

1. For FY 1993-94, a total of \$79.9 million was incurred for homeless services in San Francisco representing \$56.1 million which flowed through City departments from General Fund, federal, state and private sources, and \$23.8 million spent in non-profit agencies. The \$23.8 million in non-profit

agencies represents non-City funds (federal, state and private) that flow directly to non-profits.

2. Of the \$56 million that flowed through City departments, \$38.8 million (69%) came from the City's General Fund, \$14.6 million (26%) came from federal sources, and \$2.4 million (4%) came from state sources.
3. Of the \$23.8 million expended by non-profits, \$20 million came from the private sector, \$3 million came from federal sources and \$800,000 came from state sources.
4. Of the total \$79.9 million spent, \$46.2 million (58%) was for core expenditures (services specifically designated for homeless people), and \$33.7 million (42%) was for ancillary services (services for low-income persons but also used by homeless persons).
5. In addition to the \$79.9 million spent for homeless services, there was \$16.2 million incurred for acquisition and construction of low-income housing for homeless persons.
6. Over one-half of the homeless funds expended (63%) are for emergency services including shelter services. Significantly less money is expended on prevention (1% of funds) or on services connected to permanent housing (6.6% of funds).
7. Expenditures among the 47 non-profit agencies generally parallels expenditures in City funding with the greatest funding allocated for emergency services including emergency shelter and hotels.

What is the Continuum of Care?

The Continuum of Care is an integrated and coordinated system of housing, health care and support services to prevent and reduce homelessness. The continuum is designed to move homeless people as quickly as possible to the greater levels of responsibility and independence that permanent housing, training and employment would provide. The continuum consists of five components:

Prevention: To address housing and service needs before they emerge in crisis form. Prevention strategies include family support centers, eviction prevention programs, preventative health care, and substance abuse relapse services.

Emergency Services: To provide immediate, accessible and integrated health, shelter, and support services to address emergency situations and provide access to the next level of treatment, housing and support that is necessary.

Transitional Housing and Services: To provide a transition for individuals and families who have substance abuse, mental health or other personal problems which need to be addressed before they can move to permanent housing.

Permanent Housing: To provide housing connected to support services so that individuals and families can maintain residential, economic and personal stability and develop the support networks that ensure self-sufficiency.

Follow-Up and Support Services: To ensure that each person has the opportunity to access the housing, treatment, employment and support services to maintain personal and/or family stability, and to monitor the success of the system and the individual in reaching these goals.

A number of essential services will cut across all five continuum components. These include substance abuse and mental health treatment, employment services and follow-up and support services. Integrated primary health care and substance abuse and mental health treatment will be a necessity for homeless people with multiple disabilities. Employment services, including job creation, on-the-job training and job placement will be critical to building skills and economic independence.

Recommendations Of the Continuum of Care Plan

The major recommendations of the Continuum of Care Plan include the following:

1. A five year housing production plan to provide housing and support services to very low-income people.
2. Integrated and expanded substance abuse, mental health and primary health care services.
3. Centralization and computerization of information to provide more immediate, accessible, and effective service delivery.
4. Prevention programs such as family support centers to provide early intervention to reduce homelessness among families with children.
5. Employment strategies to create new jobs, and more effectively use mainstream training programs to increase skill development, job training and job placement.
6. Improved coordination between City departments to eliminate barriers to efficient service delivery and to ensure accountability and monitoring of the Plan.

Management of the Continuum of Care Plan

A major goal of the Plan is to ensure that the Continuum of Care is endorsed by the Mayor and the Board of Supervisors as the official Homeless Plan for the City and County of San Francisco. The Continuum of Care must be the long-range strategy which governs and guides all homeless policy and budget decisions in San Francisco. This authority is essential to executing the recommendations of the Plan. The Plan requires the establishment of a local board to govern homeless policy and budget and to promote coordination among City departments, contract agencies and community groups.

Public Review

The first draft of the Continuum of Care Plan will be broadly distributed for public review and comment. Members of the Task Force will meet with members of the Board of Supervisors, heads of City Departments, homeless people, service providers, as well as neighborhood associations, business groups, foundations, corporations and community groups. The San Francisco Coalition on Homelessness and the San Francisco Council on Homelessness will work with the Task Force on this outreach effort.

The second draft of the Continuum of Care will be completed in January 1995 and will include priorities for funding, costs associated with recommendations, sources of funding, and identification of responsibility for carrying out recommendations.

**HOMELESS PEOPLE - ON
STREETS**

**FORMERLY HOMELESS
PEOPLE**

**PEOPLE AT RISK OF
BECOMING
HOMELESS**

PREVENTION

HEALTH SERVICES, CRISIS INTERVENTION, FAMILY
SUPPORT, EDUCATION, RENTAL SUBSIDIES,
EVICTON PREVENTION, LEGAL SERVICES, JOB
OPPORTUNITY

**EMERGENCY
SERVICES**
OUTREACH
DETOX, ASSESSMENT,
CRISIS INTERVENTION,
SHELTER, HOTELS, FOOD

**FOLLOW-UP and
SUPPORT
SERVICES**

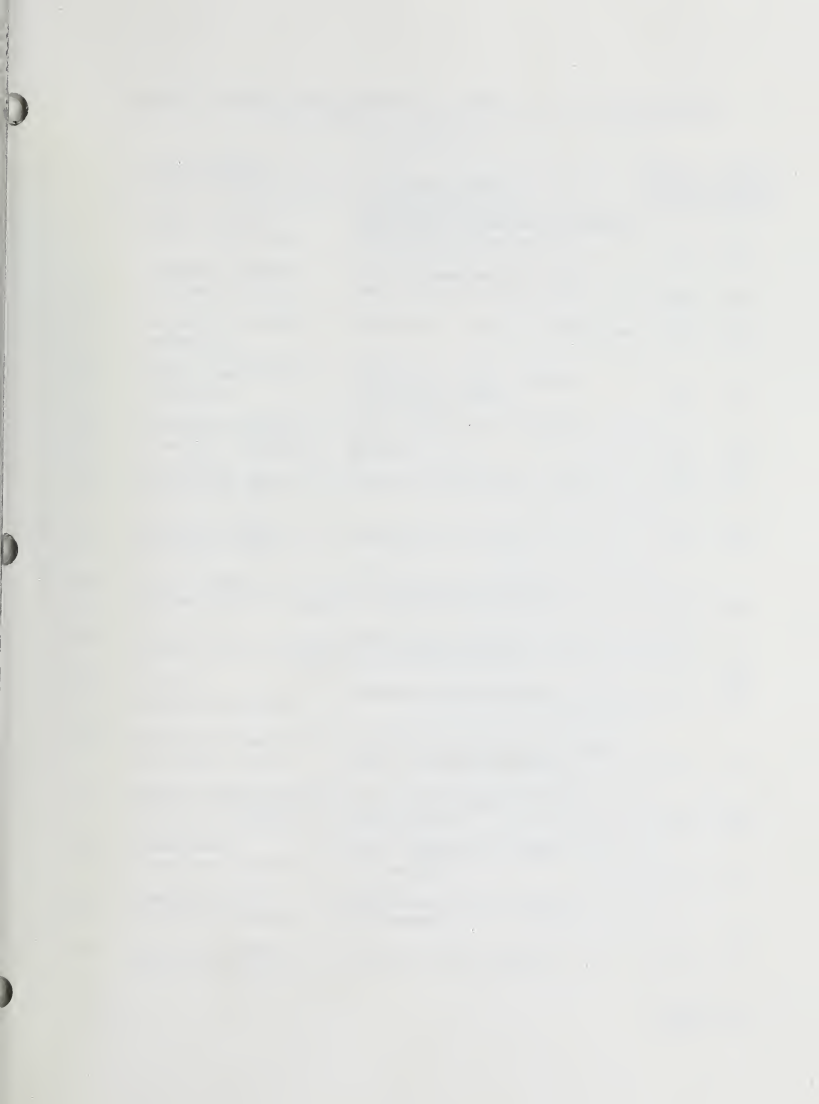
PEER SUPPORT, COUNSELING,
TREATMENT, COMMUNITY
NETWORKS, CHILDCARE,
TRANSPORTATION

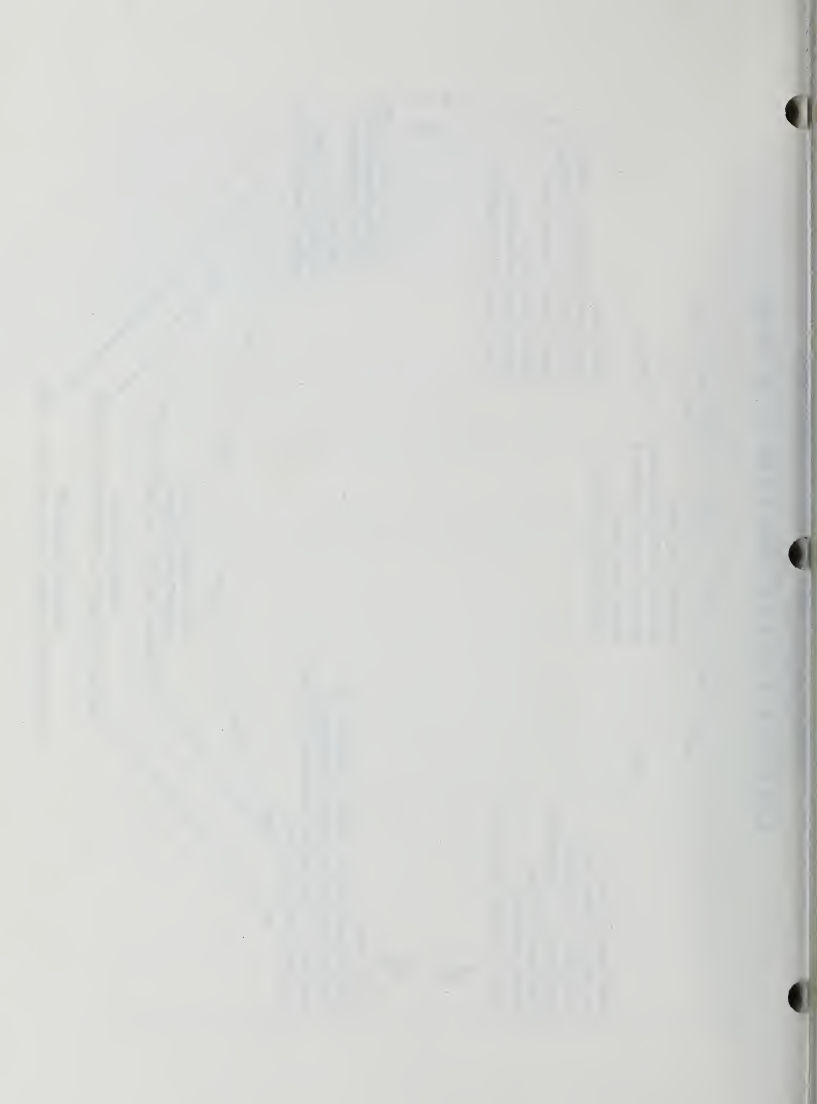
**TRANSITIONAL
HOUSING and
SERVICES**

EMPLOYMENT TRAINING and
PLACEMENT, EDUCATION, MENTAL
HEALTH and SUBSTANCE ABUSE
TREATMENT

**PERMANENT
HOUSING,
EMPLOYMENT
AND SUPPORT
SERVICES**

**CONTINUUM OF CARE
SAN FRANCISCO**





LIST OF SFHA DEVELOPMENTS IN THE 1995 CDBG ALLOCATION

* * * * *

	DEVELOPMENTS/ Neighborhood	LOCATION/ADRESS	NO OF CENSUS UNITS TRACTS	
1.	HOLLY COURTS (Outer Mission)	Appleton, Highland, Patton Holly Park Circle	118	254
2.	POTRERO TERRACE (Potrero Hill)	23rd, Wisconsin, 26th and Connecticut.	469	227
3.	VALENCIA GARDENS (Mission)	Valencia, 15th St. Guerrero	246	202
4.	BERNAL DWELLING (Mission)	Harrison, Army, Folsom and 26th Street.	208	229
5.	WESTSIDE COURTS (Western Addition)	Post, Broderick, Sutter, Baker	136	155
6.	WESTBROOK APT's (Bay View HP)	Innes, Southridge, Kiska	225	231
7.	POTRERO ANNEX (Potrero Hill)	Missouri at 23rd	137	227
8.	NORTH BEACH (China Town/N.Beach)	Columbus, Bay, Mason, and Francisco	229	101
9.	PING YUEN (China Town/N.Beach)	Pacific at Powell, Grant and Stockton	234	113 114
10.	ALEMANY (Outer Mission)	Alemany and Elsworth	157	254
11.	HUNTERS POINT "A" (Hunters Point)	Griffith and Navy Rd, Earl, Kiska, Oakdale, Palou	213	231
12.	ROBERT PITTS PLAZA (Western Addition)	Turk, Divisadero, Eddy, and Pierce.	203	158
13.	PLAZA EAST (Western Addition)	Turk, Buchanan, Eddy, and Laguna.	276	161
14.	HUNTERS VIEW (Hunters Point)	Middle Point at Innes and Evans.	267	231
15.	ALICE GRIFFITH (Hunters Point)	Griffith and Gilman	254	234

16.	ROSA PARKS (Western Addition)	Webster, Turk, Buchanan, Golden Gate.	198	161
17.	PING YUEN NORTH (China Town/N.Beach)	Broadway, Cordelia, Pacific and Stockton	194	107
18.	HAYES VALLEY (N) (Western Addition)	Buchanan, Webster, Fell, Hayes.	139	163
19.	HAYES VALLEY (S) (Western Addition)	Buchanan, Webster, Page, Haight.	167	168
20.	JOHN F, KENNEDY (Western Addition)	Sacramento near Webster	98	135
21.	MISSION DOLORES (Mission)	15th Street near Guerrer	92	202
22.	WOODSIDE GARDENS (Ocean/Merced/ Ingleside)	Woodside ave opposite Hernandez	110	305
23.	990 PACIFIC (China Town/N.Beach)	Pacific and Mason	92	107
24.	1750 McALLISTER (Western Addition)	Baker and Broderick	97	158
25.	350 ELLIS (Central City)	Taylor and Jones	96	123
26.	666 ELLIS (Central City)	Ellis and Larkin	100	122
27.	345 ARGUELLO BLVD (Sunset/Richmond/Marina)	Clement and Cornwall	69	401
28.	462 DUBOCE STREET (Western Addition)	Duboce and Sanchez	42	168
29.	LUNDY'S LANE (Outer Mission)	75 - 77 Coleridge 101-103 Lundy's Lane	2 2	253
30.	3850 18th STREET (Mission)	Church and Sanchez	107	206
31.	320/330 CLEMENTINA (Central City)	Tehema, Clementina, between 4th and 5th	276	178
32.	1880 PINE STREET (Western Addition)	Gough and Octavia	113	152

33.	4101 NORIEGA (Sunset/Richmond/Marina)	48th and Noriega	8	352
34.	363 NOE (Mission)	Pond and Noe	22	203
35.	2698 CALIFORNIA (Western Addtion)	California and Scott	40	133
36.	GREAT HIGHWAY (Sunset-Richmond)	2206-2268 Great Highway	16	354
37.	25 SANCHEZ (Mission)	Sanchez and Duboce	90	169
38.	1760 BUSH (Western Addition)	Gough and Octavia	108	152
39.	227 Bay (North Beach/China T.)	227 Bay	50	101
40.	491 31st AVENUE (Sunset/Richmond/ Ingleside)	31st and Geary	75	427
41.	951 EDDY STREET (Western Addtion)	Gough and Franklin	36	160
42.	430 TURK STREET (Central City)	Between Hyde and Larkin	89	124

TOTAL NUMBER OF UNITS			5,900
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TOTAL ESTIMATED NUMBER OF VERY LOW-INCOME INDIVIDUALS DIRECTLY BENEFITTING OF THE PROPOSED IMPROVEMENTS WITH THE 1994 CDBG ALLOCATION IS: 3.5 (av) x 5,900 = **20,650 persons.**

**1994 SAN FRANCISCO HOUSING AUTHORITY
COMPREHENSIVE GRANT PROGRAM**

ANNUAL STATEMENT FOR 1995

Annual Statement/Performance and Evaluation Report
Part I: Summary
Comprehensive Grant Program

1995

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing

OMB Approval No. 2477-0157 (E-S 670028)
 Comprehensive Grant Number

☒ Original Annual Statement
 ☐ Preserve for Disasters/Emergencies
 ☐ Revised Annual Statement/Revision Number _____
 ☐ Performance and Evaluation Report for Program Year Ending _____
 Summary by Development Account

San Francisco Housing Authority

Comprehensive Grant Number

CA39P001702

1993

Line No.	Description	Total Estimated Cost 3/		Obligated	Actual Costs 3/	Expended
		Original	Revised			
1	Total Non-CGP Funds	\$0				
2	1408 Management Improvements 1/	\$2,175,947				
3	1410 Administration 2/	\$1,523,163				
4	1411 Audit	\$0				
5	1415 Liquidated Damages	\$0				
6	1430 Fees and Costs	\$1,825,700				
7	1440 Site Acquisition					
8	1450 Site Improvement	\$680,000				
9	1460 Dwelling Structures	\$15,554,665				
10	1465 Dwelling Equipment-Nonexpendable					
11	1470 Non dwelling Structures					
12	1475 Non dwelling Equipment					
13	1495 Relocation Costs					
14	1490 Replacement reserve					
15	Amount of Annual Grant (Sum of Lines 2-14)	\$21,759,475				
16	Amount of Line 15 Related to LBP Testing	\$0				
17	Amount of line 15 Related to LBP Abatement	\$3,000,000				
18	Amount of Line 15 Related to Section 504 Compliance	\$1,550,000				

1/Management improvement cost may not exceed 10% of line 15

2/Administrative cost may not exceed 7% of line 15 for PHAs/HAs having an unusually large geographic area. 3/To be completed at the end of the year.

Signature of Executive Director

Felipe Floresca, Executive Director

Date

Signature of Field Office Manager (or Regional Administrator in so located office) and Date

FORM HUD-5267

**Annual Statement/
Performance and Evaluation Report
Part II: Supporting Pages**

Comprehensive Grant Program (CGP)

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0157 (Exp. 6/30/93)

1995

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated	Funds Expended	Status of Proposed Work
			Original	Revised	Difference			
1. CAL 1-1 Holly Courts	Abate asbestos	1460	\$70,000					
	Repair paving	1450	\$50,000					
	Modify apartments and public areas for the disabled. (FA)	1460	\$50,000					
	Sub-total		\$180,000					
2. CAL 1-2 Potrero Terrace	Abate lead	1460	\$2,000,000					
	Comprehensively modernize the first phase of Potrero Terrace.	1460	\$1,000,000					
	Abate asbestos	1460	\$2,041,165					
	Modify apartments and public areas for the disabled. (FA)	1460	\$50,000					
	Sub-total		\$5,091,165					
3. CAL 1-4 Valencia	Comprehensively modernize the first phase of Valencia Gardens	1460	\$1,000,000					
	Modify apartments and public areas for the disabled. (FA)	1460	\$50,000					
	Sub-total		\$1,050,000					
4. CAL 1-8 Westside Courts	Abate asbestos	1460	\$130,000					
	Abate mildew	1460	\$300,000					
	Sub-total		\$430,000					
5. CAL 1-9 Westbrook	Complete comprehensive modernization of phase one of Westbrook Apts.	1460	\$1,000,000					
	Modify apartments and public areas for the disabled. (FA)	1460	\$50,000					
	Sub-total		\$1,050,000					
6. CAL 1-10 Potrero Annex	Complete comprehensive modernization of phase one of Potrero Annex.	1460	\$1,000,000					
	Abate lead	1460	\$1,000,000					
	Abate asbestos	1460	\$150,000					
	Replace wall heaters Modify apartments and public areas	1460	\$200,000					
	Sub-total		\$50,000					

**Annual Statement/
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Part II: Supporting Pages**

1995

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

Comprehensive Grant Program (CGP)

OMB Approval No. 2577-01577 (Exp.6/30/93)

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost		Funds Obligated	Funds Expended	Status of Proposed Work
			Original	Revised			
7. CAL 1-11 North Beach	Modify apartments and public areas for the disabled. (FA)	1460	\$50,000				
	Sub-total		\$50,000				
8. CAL 1-15 Ping Yuen	Modify apartments and public areas for the disabled. (FA)	1460	\$50,000				
	Abate asbestos	1460	\$468,000				
	Sub-total		\$518,000				
9. CAL 1-16 Alemany	Erosion control	1450	\$150,000				
	Sub-total		\$150,000				
10. CAL 1-17A/B Hunter's Point East & West	Modify apartments and public areas for the disabled. (FA)	1460	\$50,000				
	Paving repair	1450	\$45,000				
	Sub-total		\$95,000				
11. CAL 1-18(1) J.F.K. Towers	Abate asbestos	1460	\$100,000				
	Modify apartments and public areas for the disabled. (FA)	1460	\$50,000				
	Sub-total		\$150,000				
12. CAL 1-18(3) Hunter's View	Continue comprehensive modernization of Hunter's View.	1460	\$1,000,000				
	Modify apartments and public areas for the disabled. (FA)	1460	\$50,000				
	Sub-total		\$1,050,000				
13. CAL 1-18(4) Alice Griffith	Modify apartments and public areas for the disabled. (FA)	1460	\$50,000				
	Sub-total		\$50,000				

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1995

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OMB Approval No. 2577-01577 (Exp. 6/30/93)

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated	Funds Expended	Status of Proposed Work
			Original	Revised	Difference			
21. CAL 1-20 3850 18th Street	Abate asbestos	1460	\$100,000					
	Modify apartments and public areas for the disabled. (FA)	1460	\$50,000					
	Install security fencing.	1450	\$5,000					
	Sub-total		\$155,000					
22. CAL 1-21 Clementina	Abate asbestos	1460	\$300,000					
	Modify apartments and public areas for the disabled. (FA)	1460	\$50,000					
	Sub-total		\$350,000					
23. CAL 1-23 1880 Pine	Abate asbestos	1460	\$100,000					
	Modify apartments and public areas for the disabled. (FA)	1460	\$50,000					
	Sub-total		\$150,000					
24. CAL 1-27 350 Ellis	Security fencing and lighting	1460	\$65,000					
	Modify apartments and public areas for the disabled. (FA)	1460	\$50,000					
	Exterior surface repairs. (FA)	1460	\$10,000					
	Sub-total		\$125,000					
25. CAL 1-28 666 Ellis	Abate asbestos	1460	\$70,000					
	Modify apartments and public areas for the disabled. (FA)	1460	\$50,000					
	Sub-total		\$120,000					
26. CAL 1-29 345 Arguello	Modify apartments and public areas for the disabled. (FA)	1460	\$50,000					
	Abate asbestos	1460	\$70,000					
	Sub-total		\$120,000					
27. CAL 1-30 A, B, C 462 Duboce 75-77 Coleridge 101-3 Lundy's Ln	Abate asbestos	1460	\$8,000					
	Replace fire escape.	1460	\$25,000					
	Modify apartments and public areas for the disabled. (FA)	1460	\$50,000					
	Sub-total		\$83,000					

**Annual Statement/
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1995

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OMB Approval No. 2577-01577 (Exp. 6/30/93)

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost		Funds Obligated	Funds Expended	Status of Proposed Work
			Original	Revised			
28. CAL 1-31 25 Sanchez	Modify apartments and public areas for the disabled. (FA) Abate asbestos	1460	\$50,000				
	Sub-total		\$5,000				
		1460	\$55,000				
29. CAL 1-32 1760 Bush	Abate asbestos	1460	\$200,000				
	Modify apartments and public areas for the disabled. (FA)	1460	\$50,000				
	Sub-total		\$250,000				
30. CAL 1-34 4101 Noriega 200 Randolph 363 Noe	Roofing/waterproofing	1460	\$250,000				
	Modify apartments and public areas for the disabled. (FA)	1460	\$100,000				
	Abate asbestos	1460	\$48,000				
	Replace sewer lines.	1450	\$300,000				
	Sub-total		\$698,000				
31. CAL 1-35 2606-68 Great Highway	Abate asbestos	1460	\$32,000				
	Sub-total		\$32,000				
32. CAL 1-35 2698 California	Modify apartments and public areas for the disabled. (FA)	1460	\$50,000				
	Abate asbestos	1460	\$20,000				
	Upgrade boiler system.	1460	\$25,000				
	Sub-total		\$95,000				
33. CAL 1-36 227 Bay	Abate asbestos	1460	\$140,000				
	Sub-total		\$140,000				
34. CAL 1-37 491 31st Ave.	Modify apartments and public areas for the disabled. (FA)	1460	\$50,000				
	Abate asbestos	1460	\$140,000				
	Upgrade security lighting.	1450	\$5,000				
	Sub-total		\$195,000				

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1995

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Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost		Funds Obligated	Funds Expended	Status of Proposed Work
			Original	Revised			
35. CAL 1-39 A&B 939/951 Eddy St.	Abate asbestos	1460	\$27,500				
	Sub-total		\$27,500				
36. CAL 1-41 430 Turk Street	Modify apartments and public areas for the disabled. (FA)	1460	\$50,000				
	Sub-total		\$50,000				
37. PHA-Wide Management Improvements	a. Retain off-duty police officers to provide extended police patrols at targeted Authority sites.	1408	\$1,600,000				
	b. Continue economic development training program.	1408	\$200,000				
	c. Develop revenue expenditure forecasting system.	1408	\$100,000				
	d. Begin developing plan and specification archive.	1408	\$40,000				
	e. Revise personnel appraisal process.	1408	\$50,000				
	f. Begin developing records management system.	1408	\$50,000				
	g. Continue program to track effectiveness of Internal Audit Unit.	1408	\$135,947				
	Sub-total		\$2,175,947				
38. PHA-Wide Administrative	a. Salaries of staff working on various elements of the CGP.	1410	\$1,523,163				
	Sub-total		\$1,523,163				
39. Fees and Cost	a. A&E for boiler system upgrades at CAL 1-35, 2698 California	1430	\$4,000				

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1995

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Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost		Funds Obligated	Funds Expended	Status of Proposed Work
			Original	Revised			
b. A&E for sewer system upgrades at CAL 1-34, 4101 Noriega.	Sub-total	1430	\$40,000				
			\$40,000				
c. A&E for 504 modifications for the disabled at the following: CAL 1-1, Holly Courts CAL 1-2, Potrero Terrace CAL 1-4, Valencia Gardens CAL 1-9, Westbrook Apartments CAL 1-10, Potrero Annex CAL 1-11, North Beach CAL 1-15, Ping Yuen CAL 1-17 A&B, Hunter's Pl. E&W CAL 1-18(1), JFK Towers CAL 1-18(3), Hunter's View CAL 1-18(4), Alice Griffith CAL 1-18(5), Rosa Parks CAL 1-18(6), Ping Yuen North CAL 1-18(7) Heyes Valley CAL 1-18(10), Woodside Gardens CAL 1-18(13), Mission Dolores CAL 1-19(1), 990 Pacific CAL 1-19(2), 1750 McAllister CAL 1-20, 3850 18th Street CAL 1-21, Clementina CAL 1-23, 1880 Pine CAL 1-27, 350 Ellis CAL 1-28, 666 Ellis CAL 1-29, 345 Arguello CAL 1-30 A.B.C, Duboce, Cadelago and Lundy's Lane CAL 1-31, 25 Sanchez CAL 1-32, 1760 Bush CAL 1-32, Noriega, Randolph and Noe CAL 1-35, Great Highway and California CAL 1-37, 491 31st Avenue CAL 1-41, 430 Turk Street	Sub-total	1430	\$7,500				
			\$7,500				
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			\$235,000				

**Annual Statement/
Performance and Evaluation Report
Part II: Supporting Pages**

1995

**U.S. Department of Housing
and Urban Development
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Comprehensive Grant Program (CGP)

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Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost		Funds Obligated	Funds Expended	Status of Proposed Work
			Original	Revised			
	d. A&E for the lead abatement at the following developments: CAL 1-2, Potrero Terrace CAL 1-10, Potrero Annex	1430	\$200,000 \$100,000 \$300,000				
	Sub-total						
	e. A&E for abatement of asbestos at the following developments: CAL 1-1, Holly Courts CAL 1-2, Potrero Terrace CAL 1-8, Westside Courts CAL 1-10, Potrero Annex CAL 1-15, Ping Yuen CAL 1-18(1), JFK Towers CAL 1-18(5), Rosa Parks CAL 1-18(6), Ping Yuen North CAL 1-18(7)Hayes Valley CAL 1-18(10), Woodside Gardens CAL 1-18(13), Mission Dolores CAL 1-19(1), 990 Pacific CAL 1-19(2), 1750 McAllister CAL 1-20, 3850 18th Street CAL 1-21, Clementina CAL 1-23, 1890 Pine CAL 1-28, 666 Ellis CAL 1-29, 345 Aguello CAL 1-30 A.B.C. Duboca, Coleridge and Lundy's Lane CAL 1-31, 25 Sanchez CAL 1-32, 1760 Bush CAL 1-34, Noriega, Randolph and Noe CAL 1-35, Great Highway and California CAL 1-36, 227 Bay CAL 1-37, 491 31st Avenue CAL 1-39A&B, 939/951 Eddy Street	1430	\$8,000 \$202,000 \$13,000 \$15,000 \$50,000 \$10,000 \$10,000 \$22,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$30,000 \$10,000 \$7,000 \$1,000 \$20,000 \$5,000 \$5,200 \$15,000 \$3,000 \$509,200				
	Sub-total						

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OMB Approval No. 2577-01577 (Exp 6/30/93)

Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost		Funds Obligated	Funds Expended	Status of Proposed Work
			Original	Revised			
h. A&E for roofing and waterproofing at the following: CAL 1-34, 363 Noe	Sub-total	1430					
			\$50,000				
			\$50,000				
i. A&E for comprehensive modernization at the following: CAL 1-2, Potrero Terrace CAL 1-4, Valencia Gardens CAL 1-9, Westbrook Apartments CAL 1-10, Potrero Annex CAL 1-18(3), Hunter's View	Sub-total	1430					
			\$105,000				
			\$105,000				
			\$105,000				
			\$105,000				
j. A&E for installation of security fencing and gates at the following : CAL 1-19(2), 1750 McAllister CAL 1-20, 3850 18th Street CAL 1-27, 350 Ellis	Sub-total	1430					
			\$15,000				
			\$1,000				
			\$17,000				
k. A&E for replacement of paving at the following developments: CAL 1-1, Holly Courts CAL 1-17, Hunters Point West CAL 1-18(5), Rosa Parks	Sub-total	1430					
			\$10,000				
			\$8,000				
			\$7,000				
			\$25,000				
l. A&E for abatement of mildew at the following: CAL 1-8, Westside Courts	Sub-total	1430					
			\$50,000				
			\$50,000				
m. A&E for erosion control at		1430					

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Development Number/ Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated	Funds Expended	Status of Proposed Work
			Original	Revised	Difference			
	n. A&E for wall heaters at CAL 1-10, Potrero Annex	1430	\$25,000 \$25,000					
	Sub-total							
	o. A&E for security lighting CAL 1-27, 350 Ellis CAL 1-37, 491 31st Avenue	1430	\$5,000 \$1,000 \$7,000					
	Sub-total							
	p. A&E for fire escape CAL 1-30C, 101-3 Lundy's Lane	1430	\$1,000 \$1,000					
	Sub-total							
	q. A&E for exterior repairs CAL 1-27, 350 Ellis	1430	\$2,500 \$2,500					
	Sub-total							

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Development Number Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates 3/
	Original	Revised 3/	Actual 3/	Original	Revised 3/	Actual 3/	
CAL 1-1 Holly Courts	12/31/96						
CAL 1-2 Potrero Terrace	6/1/97						
CAL 1-4 Valencia Gardens	6/1/97						
CAL 1-8 Westside Courts	12/31/96						
CAL 1-9 Westbrook Apts.	6/1/97						
CAL 1-10 Potrero Annex	6/1/97						
CAL 1-11 North Beach	9/1/96						
CAL 1-15 Ping Yuen	12/31/96						
CAL 1-16 Alemany	9/1/96						
CAL 1-17A Hunter's Pt. E&W	9/1/96						
CAL 1-18(1)	12/31/96						

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Development Number Name	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates 3/
	Original	Revised 3/	Actual 3/	Original	Revised 3/	Actual 3/	
CAL 1-18(3) Hunter's View	6/1/97						
CAL 1-18(4) Alice Griffith	9/1/96						
CAL 1-18(5) Rosa Parks	12/31/96						
CAL 1-18(6) Ping Yuan North	12/31/96						
CAL 1-18(7) Hayes Valley	12/31/96						
CAL 1-18(10) Woodside Gardens	12/31/96						
CAL 1-18(13) Mission Dolores	12/31/96						
CAL 1-19(1) 990 Pacific	12/31/96						
CAL 1-19(2) 1750 McAllister	12/31/96						
CAL 1-20 3850 18th Street	12/31/96						
CAL 1-21 Clementina	12/31/96						

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Development Number Name	Funds Obligated End of Quarter				Funds Expended End of Quarter			Reasons for Revised Target Dates 3/
	Original	Revised 3/	Actual 3/		Original	Revised 3/	Actual 3/	
CAL 1-23 1880 Pine	12/31/96							
CAL 1-27 350 Ellis	12/31/96							
CAL 1-28 666 Ellis	12/31/96							
CAL 1-29 345 Arguello	9/1/96							
CAL 1-30A 462 Duboce 75-77 Coleridge 101-03 Lundy's Lane	12/31/96							
CAL 1-31 25 Sanchez	9/1/96							
CAL 1-32 1760 Bush	12/31/96							
CAL 1-34 4101 Noriega 383 Noe 200 Randolph	6/1/97							
CAL 1-35 2206-68 Grt. Highway 2698 California	12/31/96							
CAL 1-36 227 Bay	12/31/96							
CAL 1-37	12/31/96							

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